

property auction

Registration closes promptly at
12pm on **Wednesday 16 February**
and you must be pre-registered
before this time in order to bid

Thursday 17 February 2022
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



James Kersh BSc (Hons)
MRICS
Director
james@
suttonkersh.co.uk



Cathy Holt MNAEA
MNAVA
Associate Director
cathy.holt
@suttonkersh.co.uk



Andrew Binstock
BSc (Hons)
Auctioneer



Katie Donohue
BSc (Hons) MNAVA
Auction Valuer/Business
Development Manager
katie@
suttonkersh.co.uk



Victoria Kenyon MNAVA
Valuer/Business
Development Manager
victoria.kenyon@
suttonkersh.co.uk



Paul Holt
Auction Viewer
paul.holt@
suttonkersh.co.uk



Shannen Woods MNAVA
Auction Administrator
shannen@
suttonkersh.co.uk



Elle Benson MNAVA
Auction Administrator
elle.benson@
suttonkersh.co.uk



Tayla Dooley
Auction Administrator
tayla.dooley@
suttonkersh.co.uk



Lucy Morgan
Auction Administrator
lucy.morgan@
suttonkersh.co.uk



Jessica Barnett
Auction Administrator
jessica.barnett@
suttonkersh.co.uk

Contact

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

Victoria Kenyon MNAVA
victoria.kenyon@suttonkersh.co.uk

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

for free advice or to arrange a free valuation

2022 Auction Dates

Auction

Thursday 17th February
Thursday 7th April
Thursday 26th May
Thursday 14th July
Thursday 8th September
Thursday 20th October
Thursday 8th December

Closing

Friday 21st January
Friday 11th March
Friday 29th April
Friday 17th June
Friday 12th August
Friday 23rd September
Friday 11th November

0151 207 6315
auctions@suttonkersh.co.uk

Welcome



A very warm welcome to our first auction of 2022 which as usual will start at 12 noon prompt!

Auctioneer Andrew Binstock will once again be at the helm for our 7 auction season this year in which we very much hope to continue the fabulous results we saw in 2021, culminating in us selling 696 lots, raising £80.6m for our clients at a 89% success rate.

So on to our February auction which will be live streamed and we are delighted to present another interesting catalogue with 100+ lots to go under the hammer.

Here are just a few from the sale that we are confident will generate significant interest:

LOT 3 Birch House, Dicklow Cob, Lower Withington, Cheshire SK11 9EA

VACANT RESIDENTIAL

Guide price £450,000+ *

LOT 16 808–810 Queens Drive, Stoneycroft, Liverpool L13 4BT

MIXED USE

Guide price £175,000+ *

LOT 57 19 Warbreck Moor, Liverpool L9 4RN

COMMERCIAL INVESTMENT

Guide price £135,000+ *

LOT 91 4 Rosslyn Street, Aigburth, Liverpool L17 7DN

VACANT RESIDENTIAL

Guide price £150,000+ *

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team. We will also be on hand throughout the auction to answer any questions or help with any queries. Good luck with your bidding whether on the phone, by proxy or online.

Cathy Holt MNAEA MNAVA
Associate Director

123

 lots available

40+

vacant residential

4

vacant commercial

3

commercial investment

7

land

50+

residential investment

3

development opportunities

4

mixed use

1

ground rents

Highlights



Birch House, Dicklow Cob, Lower Withington, Cheshire SK11 9EA



808–810 Queens Drive, Stoneycroft, Liverpool L13 4BT



19 Warbreck Moor, Liverpool L9 4RN



4 Rosslyn Street, Aigburth, Liverpool L17 7DN

2021 – Another stunning year of success!

696 lots sold
£80.6m raised
89% success

JAN

FEB

113 lots sold
£13.5m raised
95% success

MAR

APR

98 lots sold
£12.1m raised
90% success

115 lots sold
£12.3m raised
88% success

MAY

JUN

120 lots sold
£14m raised
90% success

JUL

AUG

104 lots sold
£12.6m raised
90% success

SEPT

OCT

69 lots sold
£8.24m raised
83% success

NOV

DEC

77 lots sold
£7.97m raised
88% success

Remote bidding guide for live streamed closed door auction

For the foreseeable future our auctions will be held online with a live auctioneer conducting the proceedings.

We offer three ways to bid at our auction:

1. **Telephone Bidding** A member of the auctions team will telephone you shortly before the lot is offered in the auction room and bid on your behalf subject to your specific instructions.
2. **Proxy Bidding** You authorise the auctioneer to bid on your behalf in line with the bidding in the auction room up to your specified maximum amount.
3. **Internet Bidding** You can bid remotely by using our internet bidding service. Upon successful registration you will be given permission to access the online bidding system. On the day of the auction please follow the auction 'live' (by clicking the link from the relevant auction page on our website) and place your bids accordingly.

To register to bid at the auction you simply have to complete the following steps. Registration closes 24 hours before the start of the auction.

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide towards the rear of this catalogue.
3. **Complete the bidding form and agree to terms and conditions** You can bid on multiple lots but we do require one form per lot.
4. **Submit your payment** We will require valid debit card details prior to you being able to bid and will contact you in advance of the auction by telephone to obtain these details.

If you are the successful bidder you will be legally bound to pay a 10% deposit subject to a minimum of £3,000, whichever is the greater.

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

5. **Confirmation** You are ready to bid.

If your bid is successful, we will take payment, sign the memorandum of sale on your behalf and send the contract to both party's solicitors ready for completion.

If your bid is unsuccessful, we will destroy your card details or refund your payment to the account detailed on your bidding form.

Terms & conditions for proxy, telephone or internet bidders

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

1. A proxy/telephone/internet form must be used to submit your bid to the auctioneers 48 hours before the day of the auction. 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 proxy, telephone or internet bidding form in the catalogue or on the auctioneers website and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.

Telephone bidding 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 the form submitted.

Internet bidding Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted.
2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
3. All proxy, telephone or internet 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. All bidders must provide a Bank or Building Society Draft or valid debit card details to cover the sum of 10% of the maximum bid or £3,000 whichever is the greater, and the buyers administration charge, to the auctioneer 48 hours prior to the auction to validate the proxy, telephone or internet bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your bid unless we hold payment details.** Please note we do not accept cash or cheques.

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

A separate proxy, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. 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.
10. Should the property be knocked down to the proxy, telephone or internet 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.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet 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 auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website 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.
14. The proxy, telephone or internet 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.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 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 Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to auctions@suttonkersh.co.uk. 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.

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 (full details can be found at the rear of the current catalogue). 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 are available on our website and legal pack portal.
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 query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
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 bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. 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 £1,500 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. 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.
17. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
18. 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.
19. Sutton Kersh hold regular property auctions throughout the year.
20. 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 subject to a minimum fee of £1,500 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.



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www.mslendinggroup.co.uk

0161 823 7993



Order of sale Thursday 17 February 2022

For sale by public auction unless sold prior or withdrawn

1	44 Palace Road, Southport, Merseyside PR8 2BE	£185,000+*
2	20 Lowerson Road, Liverpool L11 8LW	£75,000+*
3	Birch House, Dicklow Cob, Lower Withington, Cheshire SK11 9EA	£450,000+*
4	9 Birch Lea Close, Bury, Lancashire BL9 9RZ	£175,000+*
5	5/7 Hardshaw Street, St. Helens, Merseyside WA10 1QX	£350,000+*
6	214 Stanley Park Avenue South, Liverpool L4 7XG	£70,000+*
7	16 Holmes Street, Liverpool L8 0RJ	£40,000+*
8	Flat 4, 17 Percy Street, Liverpool L8 7LT	£90,000+*
9	19 Marshall Road, Newton Aycliffe, County Durham DL5 4ET	£50,000+*
10	10 Carrfield Avenue, Crosby, Liverpool L23 9SS	£145,000+*
11	89 Woolton Road, Garston, Liverpool L19 6PL	£85,000+*
12	62 Blantyre Road, Liverpool L15 3HT	£100,000+*
13	77 Honeys Green Lane, Liverpool L12 9HX	£155,000+*
14	121 Hoole Lane, Chester CH2 3EG	£120,000+*
15	5 Springfield Road, Wigan, Lancashire WN6 7AT	£80,000+*
16	808–810 Queens Drive, Stoneycroft, Liverpool L13 4BT	£175,000+*
17	57 Scorton Street, Liverpool L6 4AS	£45,000+*
18	7 Springfield Road, Wigan, Lancashire WN6 7AT	£80,000+*
19	48 Elgar Avenue, Wirral, Merseyside CH62 8AY	£140,000+*
20	13 Chiswell Street, Liverpool L7 0EA	£70,000+*
21	90 Wandsworth Road, Liverpool L11 1DS	£110,000+*
22	5 Roderick Road, Liverpool L4 6TP	£55,000+*
23	11 Ribble House, Ribble Road, Liverpool L25 5PT	£70,000+*
24	124 Grimshaw Lane, Middleton, Manchester M24 2AF	£65,000+*
25	Flat 8, 150 Upper Parliament Street, Liverpool L8 7LL	£50,000+*
26	8 Pitt Place, Liverpool L25 6HJ	£145,000+*
27	10 Pitt Place, Liverpool L25 6HJ	£140,000+*
28	Hafan Bach, Llanbedrog, Pwllheli, Gwynedd LL53 7PA	£120,000+*
29	44–46 Oxtan Road, Birkenhead, Merseyside CH41 2TW	£110,000+*
30	65 and 67 Ormskirk Street, St. Helens, Merseyside WA10 2SY	£150,000+*
31	139 Delamore Street, Liverpool L4 3ST	£75,000+*
32	Oddies Social Club, Halebank Road, Widnes, Cheshire WA8 8WN	£50,000+*
33	404/406 Manchester Road, Stocksbridge, Sheffield S36 2DS	£68,000+*
34	9 Saxony Road, Liverpool L7 8RT	£150,000+*
35	Section of Land, Garden Lane, Cadeby DN5 7SN	NIL RESERVE*
36	75 Saxony Road, Liverpool L7 8RU	£150,000+*
37	66 Olney Street, Liverpool L4 5QW	£55,000+*
38	22 Padstow Road, Liverpool L16 4PR	£175,000+*
39	Flat 67, Birchen House, 1 Canning Street, Birkenhead CH41 1ND	£50,000+*
40	29 Wykeham Street, Liverpool L4 1QY	£70,000+*
41	12 Pitt Place, Liverpool L25 6HJ	£140,000+*
42	81 Oak Leigh, Tuebrook, Liverpool L13 7EN	£60,000+*
43	56 Connaught Road, Liverpool L7 8RP	£150,000+*
44	21 Leopold Road, Kensington, Liverpool L7 8SP	£150,000+*
45	270 Claughton Road, Birkenhead, Merseyside CH41 4DX	£80,000+*
46	81 Dudley Street, Warrington WA2 7BQ	£65,000+*
47	233–237 Church Road, Birkenhead, Merseyside CH42 0LD	£325,000+*
48	67 Leopold Road, Kensington, Liverpool L7 8SR	£130,000+*
49	19 Parren Avenue, Whiston, Prescot, Merseyside L35 3SB	£115,000+*
50	2 Lower Breck Road, Liverpool L6 4BY	£120,000+*
51	8 Bingley Road, Liverpool L4 2TB	£65,000+*
52	2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ	£80,000+*
53	Apt 15 Mellor Close, Tarbock Green, Prescot, Merseyside L35 1RL	£60,000+*
54	34 Cumberland Street, Liverpool L1 6BU	£475,000+*
55	27 Beatrice Avenue, Wirral, Merseyside CH63 5JS	£70,000+*
56	20 Cumberland Street, Liverpool L1 6BU	£450,000+*
57	19 Warbreck Moor, Liverpool L9 4RN	£135,000+*
58	3 Beesands Close, Belle Vale, Liverpool L27 4XU	£80,000+*
59	46 Okehampton Road, Liverpool L16 6AZ	£175,000+*
60	31 Pine Close, Huyton, Liverpool L36 3RR	£70,000+*

61	184 Derby Road, Widnes, Cheshire WA8 3UG	£165,000+*
62	88 Longfellow Street, Liverpool L8 0QX	£50,000+*
63	5 Gonville Road, Bootle, Merseyside L20 9LN	£65,000+*
64	182 Derby Road, Widnes, Cheshire WA8 3UG	£165,000+*
65	41 Pottery Lane, Whiston, Prescot, Merseyside L35 3RG	£120,000+*
66	3 Bardsay Road, Liverpool L4 5SG	£50,000+*
67	Land on the southwest side of Auckland Road, Liverpool L18 0HX	£117,500+*
68	41 Howard Florey Avenue, Bootle, Merseyside L30 5SJ	£70,000+*
69	39 Padstow Road, Liverpool L16 4PP	£180,000+*
70	8 Sherwood Road, Killamarsh, Sheffield S21 2EG	£100,000+*
71	Master Lease, Falconhall Road/Long Lane Liverpool L9 6DP	£12,000+*
72	Flat 1, Falconhall Road, Liverpool L9 6DP	£30,000+*
73	Flat 32 Falconhall Road, Liverpool L9 6DP	£30,000+*
74	Flat 30 Falconhall Road, Liverpool L9 6DP	£30,000+*
75	Flat 265 Long Lane, Walton, Liverpool L9 6DN	£30,000+*
76	108 High Street, Wavertree, Liverpool L15 8JS	£110,000+*
77	25 Harebell Street, Liverpool L5 7RL	£40,000+*
78	134 Corner Brook, Liverpool L28 0QJ	£65,000+*
79	104 Lorenzo Drive, Liverpool L11 1BW	£75,000+*
80	Land on the north side of Stewart Avenue, Sefton L20 9JD	£100,000+*
81	53 Percy Street, Bootle, Merseyside L20 4PG	£90,000+*
82	12 Station Road, Prescot, Merseyside L34 5SW	£100,000+*
83	12 Vanbrugh Crescent, Liverpool L4 7TZ	£70,000+*
84	4 Cobbs Lane, Appleton, Warrington WA4 3BY	£150,000+*
85	Millbrow Bungalow, Southport Road, Scarisbrick, Ormskirk L40 8HG	£135,000+*
86	Room 94, flat A13 Phoenix Place, 5 Prince Edwin St, Liverpool L5 3AA	£25,000+*
87	89 Knutsford Road, Grappenhall, Warrington WA4 2NS	£152,500+*
88	10 Elphin Grove, Liverpool L4 5SP	£60,000+*
89	1a Greenfield Road, Liverpool L13 3BN	£45,000+*
90	5 Dee Park Road, Wirral, Merseyside CH60 3RG	£295,000+*
91	4 Rosslyn Street, Aigburth, Liverpool L17 7DN	£150,000+*
92	101 Orleans Road, Liverpool L13 5XW	£100,000+*
93	123 Westminster Road, Liverpool L4 4LW	£70,000+*
94	21 Esmond Street, Liverpool L6 5AY	£60,000+*
95	132 Lower Breck Road, Liverpool L6 0AG	£135,000+*
96	Apt 101, St Cyprians Student Hall, 90 Durning Rd, Liverpool L7 5NH	£40,000+*
97	11, 13, 15 & 17 Dacre Street, Birkenhead, Merseyside CH41 6LZ	£118,000+*
98	Former Livingstone Pub, Livingstone Street, Birkenhead CH41 4HE	£15,000+*
99	23 Winner Hill Road, Paignton, Devon TQ3 3BT	£200,000–£225,000*
100	14 Bethel Road, St. Austell, Cornwall PL25 3HA	£195,000+*
101	26 Adelaide Street & The Old Forge, Stonehouse, Plymouth PL1 3JG	SOLD PRIOR
102	Caer Bran & Land, Sancreed, Penzance, Cornwall TR20 8QZ	SOLD PRIOR
103	Little Poplars, Pilning Street, Pilning, Bristol BS35 4HL	£100,000+*
104	Penstraze Bungalow, Victoria, Roche, St. Austell, Cornwall PL26 8LG	£125,000+*
105	Flat 1, 2–4 Thurlow Road, Torquay TQ1 3DZ	£60,000+*
106	38 Fore Street, Torpoint, Cornwall PL11 2AG	£50,000+*
107	Flat 4, Sinclair House, Elmbank Road, Paignton, Devon TQ4 5NG	£75,000+*
108	70 Normandy Way, Plymouth PL5 1SR	£145,000+*
109	Ventonarren Vean, St. Newlyn East, Newquay, Cornwall TR8 5LN	£390,000+*
110	Crossing Cottage, New Molinnis, Bugle, St. Austell, PL26 8QL	£125,000+*
111	Land formerly known as 2a Rawcliffe Rd, Liverpool L9 1AW	SOLD PRIOR
112	4 Broughton Drive, Aigburth, Liverpool L19 0PB	SOLD PRIOR
113	32 Muriel Street, Liverpool L4 5SB	SOLD PRIOR
114	41 Newcastle Road, Liverpool L15 9HP	£140,000+*
115	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ	SOLD PRIOR
116	81 Cambria Street, Liverpool L6 6AP	£60,000+*
117	80 Cambria Street, Liverpool L6 6AR	£60,000+*
118	14 Frodsham Street, Liverpool L4 5XA	£55,000+*
119	56 Hannan Road, Kensington, Liverpool L6 6DB	£135,000+*
120	29 Malvern Road, Kensington, Liverpool L6 6BN	£135,000+*
121	Apt 7 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA	SOLD PRIOR
122	50 Hamilton Square, Birkenhead, Merseyside CH41 5AS	£250,000+*
123	322 Rice Lane, Liverpool L9 2BL	£150,000+*

Order of sale by type

Commercial investment

- 5 5/7 Hardshaw Street, St. Helens, Merseyside WA10 1QX
- 30 65 and 67 Ormskirk Street, St. Helens, Merseyside WA10 2SY
- 97 11, 13, 15 & 17 Dacre Street, Birkenhead, Merseyside CH41 6LZ

Development opportunities

- 4 9 Birch Lea Close, Bury, Lancashire BL9 9RZ
- 32 Oddies Social Club, Halebank Road, Widnes, Cheshire WA8 8WN
- 67 Land on the southwest side of Auckland Road, Liverpool L18 0HX

Ground rents

- 71 Master Lease, Falconhall Road/Long Lane Liverpool L9 6DP

Land

- 35 Section of Land, Garden Lane, Cadeby DN5 7SN
- 47 233–237 Church Road, Birkenhead, Merseyside CH42 0LD
- 80 Land on the north side of Stewart Avenue, Sefton L20 9JD
- 89 1a Greenfield Road, Liverpool L13 3BN
- 98 Former Livingstone Pub, Livingstone Street, Birkenhead CH41 4HE
- 102 Caer Bran & Land, Sancreed, Penzance, Cornwall TR20 8QZ
- 111 Land formerly known as 2a Rawcliffe Rd, Liverpool L9 1AW

Mixed use

- 11 89 Woolton Road, Garston, Liverpool L19 6PL
- 16 808–810 Queens Drive, Stoneycroft, Liverpool L13 4BT
- 57 19 Warbreck Moor, Liverpool L9 4RN
- 76 108 High Street, Wavertree, Liverpool L15 8JS

Residential investment

- 8 Flat 4, 17 Percy Street, Liverpool L8 7LT
- 9 19 Marshall Road, Newton Aycliffe, County Durham DL5 4ET
- 12 62 Blantyre Road, Liverpool L15 3HT
- 14 121 Hoole Lane, Chester CH2 3EG
- 19 48 Elgar Avenue, Wirral, Merseyside CH62 8AY
- 22 5 Roderick Road, Liverpool L4 6TP
- 23 11 Ribble House, Ribble Road, Liverpool L25 5PT
- 24 124 Grimshaw Lane, Middleton, Manchester M24 2AF
- 25 Flat 8, 150 Upper Parliament Street, Liverpool L8 7LL
- 26 8 Pitt Place, Liverpool L25 6HJ
- 27 10 Pitt Place, Liverpool L25 6HJ
- 34 9 Saxony Road, Liverpool L7 8RT
- 36 75 Saxony Road, Liverpool L7 8RU
- 37 66 Olney Street, Liverpool L4 5QW
- 38 22 Padstow Road, Liverpool L16 4PR
- 39 Flat 67, Birchen House, 1 Canning Street, Birkenhead CH41 1ND
- 40 29 Wykeham Street, Liverpool L4 1QY
- 41 12 Pitt Place, Liverpool L25 6HJ
- 43 56 Connaught Road, Liverpool L7 8RP

- 44 21 Leopold Road, Kensington, Liverpool L7 8SP
- 46 81 Dudley Street, Warrington WA2 7BQ
- 49 19 Parren Avenue, Whiston, Prescot, Merseyside L35 3SB
- 50 2 Lower Breck Road, Liverpool L6 4BY
- 51 8 Bingley Road, Liverpool L4 2TB
- 52 2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ
- 55 27 Beatrice Avenue, Wirral, Merseyside CH63 5JS
- 59 46 Okehampton Road, Liverpool L16 6AZ
- 61 184 Derby Road, Widnes, Cheshire WA8 3UG
- 62 88 Longfellow Street, Liverpool L8 0QX
- 63 5 Gonville Road, Bootle, Merseyside L20 9LN
- 64 182 Derby Road, Widnes, Cheshire WA8 3UG
- 66 3 Bardsay Road, Liverpool L4 5SG
- 68 41 Howard Florey Avenue, Bootle, Merseyside L30 5SJ
- 69 39 Padstow Road, Liverpool L16 4PP
- 72 Flat 1, Falconhall Road, Liverpool L9 6DP
- 73 Flat 32 Falconhall Road, Liverpool L9 6DP
- 74 Flat 30 Falconhall Road, Liverpool L9 6DP
- 75 Flat 265 Long Lane, Walton, Liverpool L9 6DN
- 78 134 Corner Brook, Liverpool L28 0QJ
- 82 12 Station Road, Prescot, Merseyside L34 5SW
- 84 4 Cobbs Lane, Appleton, Warrington WA4 3BY
- 85 Millbrow Bungalow, Southport Road, Scarisbrick, Ormskirk L40 8HG
- 86 Room 94, flat A13 Phoenix Place, 5 Prince Edwin St, Liverpool L5 3AA
- 87 89 Knutsford Road, Grappenhall, Warrington WA4 2NS
- 90 5 Dee Park Road, Wirral, Merseyside CH60 3RG
- 101 26 Adelaide Street & The Old Forge, Stonehouse, Plymouth PL1 3JG
- 108 70 Normandy Way, Plymouth PL5 1SR
- 112 4 Broughton Drive, Aigburth, Liverpool L19 0PB
- 114 41 Newcastle Road, Liverpool L15 9HP
- 115 Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ
- 116 81 Cambria Street, Liverpool L6 6AP
- 117 80 Cambria Street, Liverpool L6 6AR
- 119 56 Hannan Road, Kensington, Liverpool L6 6DB
- 120 29 Malvern Road, Kensington, Liverpool L6 6BN
- 121 Apt 7 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA

Vacant commercial

- 29 44–46 Oxtou Road, Birkenhead, Merseyside CH41 2TW
- 54 34 Cumberland Street, Liverpool L1 6BU
- 56 20 Cumberland Street, Liverpool L1 6BU
- 122 50 Hamilton Square, Birkenhead, Merseyside CH41 5AS

Vacant residential

- 1 44 Palace Road, Southport, Merseyside PR8 2BE
- 2 20 Lowerson Road, Liverpool L11 8LW

- 3 Birch House, Dicklow Cob, Lower Withington, Cheshire SK11 9EA
- 6 214 Stanley Park Avenue South, Liverpool L4 7XG
- 7 16 Holmes Street, Liverpool L8 0RJ
- 10 10 Carrfield Avenue, Crosby, Liverpool L23 9SS
- 13 77 Honeys Green Lane, Liverpool L12 9HX
- 15 5 Springfield Road, Wigan, Lancashire WN6 7AT
- 17 57 Scorton Street, Liverpool L6 4AS
- 18 7 Springfield Road, Wigan, Lancashire WN6 7AT
- 20 13 Chiswell Street, Liverpool L7 0EA
- 21 90 Wandsworth Road, Liverpool L11 1DS
- 28 Hafan Bach, Llanbedrog, Pwllheli, Gwynedd LL53 7PA
- 31 139 Delamore Street, Liverpool L4 3ST
- 33 404/406 Manchester Road, Stocksbridge, Sheffield S36 2DS
- 42 81 Oak Leigh, Tuebrook, Liverpool L13 7EN
- 45 270 Cloughton Road, Birkenhead, Merseyside CH41 4DX
- 48 67 Leopold Road, Kensington, Liverpool L7 8SR
- 53 Apt 15 Mellor Close, Tarbock Green, Prescot, Merseyside L35 1RL
- 58 3 Beesands Close, Belle Vale, Liverpool L27 4XU
- 60 31 Pine Close, Huyton, Liverpool L36 3RR
- 65 41 Pottery Lane, Whiston, Prescot, Merseyside L35 3RG
- 70 8 Sherwood Road, Killamarsh, Sheffield S21 2EG
- 77 25 Harebell Street, Liverpool L5 7RL
- 79 104 Lorenzo Drive, Liverpool L11 1BW
- 81 53 Percy Street, Bootle, Merseyside L20 4PG
- 83 12 Vanbrugh Crescent, Liverpool L4 7TZ
- 88 10 Elphin Grove, Liverpool L4 5SP
- 91 4 Rosslyn Street, Aigburth, Liverpool L17 7DN
- 92 101 Orleans Road, Liverpool L13 5XW
- 93 123 Westminster Road, Liverpool L4 4LW
- 94 21 Esmond Street, Liverpool L6 5AY
- 95 132 Lower Breck Road, Liverpool L6 0AG
- 96 Apt 101, St Cyprians Student Hall, 90 Durning Rd, Liverpool L7 5NH
- 99 23 Winner Hill Road, Paignton, Devon TQ3 3BT
- 100 14 Bethel Road, St. Austell, Cornwall PL25 3HA
- 103 Little Poplars, Pilning Street, Pilning, Bristol BS35 4HL
- 104 Penstraze Bungalow, Victoria, Roche, St. Austell, Cornwall PL26 8LG
- 105 Flat 1, 2–4 Thurlow Road, Torquay TQ1 3DZ
- 106 38 Fore Street, Torpoint, Cornwall PL11 2AG
- 107 Flat 4, Sinclair House, Elmbank Road, Paignton, Devon TQ4 5NG
- 109 Ventonarren Vean, St. Newlyn East, Newquay, Cornwall TR8 5LN
- 110 Crossing Cottage, New Molinnis, Bugle, St. Austell, PL26 8QL
- 113 32 Muriel Street, Liverpool L4 5SB
- 118 14 Frodsham Street, Liverpool L4 5XA
- 123 322 Rice Lane, Liverpool L9 2BL

LOT

1

44 Palace Road, Southport, Merseyside PR8 2BE

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A fantastic opportunity to acquire a four bedroom detached house sat on a good size plot and benefitting from off road parking for several cars, front and rear gardens and a detached double garage. The property has bags of potential and following a full upgrade and scheme of refurbishment works, the property would be suitable for resale or occupation. Suitable for Cash purchase only.

Situated

In a cul-de-sac off Weld Road which in turn is off The Coastal Road in a sought after residential location with fantastic views across the Promenade and within easy reach of Birkdale Village, Southport promenade and amenities and transport links.

Ground Floor

Entrance Hallway, Kitchen,
Through Lounge/Dining Room,
WC

First Floor

Four Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens,
Driveway, Detached Garage.



LOT

2

20 Lowerson Road, Liverpool L11 8LW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property benefitting from double glazing, front and rear gardens and a driveway. Following a scheme of upgrade and refurbishment works, the property would be suitable for occupation, re sale or investment purposes.

Situated

Off Queens Drive (A5058) in a popular and well established area close to local amenities, Broadway Shopping Centre, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen, Dining
Room.

First Floor

Three Bedrooms, Wet Room,
Separate WC

Outside

Gardens front, side and rear.

EPC Rating

E.

Joint Agent

Entwistle Green





Description

A detached four bedroomed Victorian property in a sought after location benefiting from many original features, central heating and set on a large plot. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or resale purposes. The property comes with approximately 2 acres of land plus woodland and has scope for redevelopment or extending, subject to gaining the necessary consents. Please note the property is likely to be suited to cash buyers only.

Situated

Fronting Docklow Cob which is off Salters Lane in a sought after and semi-rural location. Knutsford town centre amenities and transport links are approximately 7 miles away.

Lower Ground Floor

Cellar

Ground Floor

Porch, Hall, Living Room, Dining Room, Inner Hall, Breakfast Room, Kitchen, Pantry, Utility Room, Back Porch

First Floor

Four Bedrooms (One with Shower and Sink), Bathroom, Separate WC

Outside

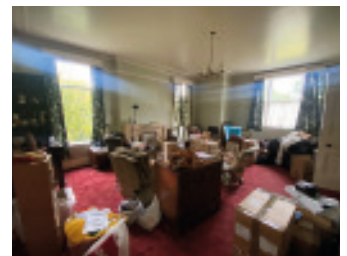
Driveway and Parking Area, Gardens to the front, rear and side. Paddocks with woodland area. Several outbuildings. WC and Washroom accessed from outside

EPC Rating

G.

Note

For any viewings, please contact: Bridgfords Knutsford 01565 634 021 For any enquiries about the



auction, please contact Sutton Kersh Auctions on 0151 207 6315

Joint Agent
Bridgfords





Description

A re-development opportunity benefitting from planning permission to replace the existing dwelling with two x three bedroom detached dwellings. (Planning Application Number – 66694) Each property extends to 130sqm and comprise ground floor kitchen/dining room, living room, study, utility room, WC and store. The first floor comprises three bedrooms (two with en suite) and a bathroom whilst the outside will provide front and rear gardens with parking for two cars.

Situated

The property is situated in a popular residential area fronting Birch Lea Close, which in turn is off Beechfield Drive and Manchester Road (A56) a main arterial route leading to Bury town centre, approximately 1.6 miles away.

Ground Floor

Proposed accommodation for each dwelling – Hall, Kitchen/ Dining Room, Living Room, Study, Utility Room, WC and Store.

First Floor

Three bedrooms (two with en suite) Bathroom/WC

Outside

Front and Rear gardens and parking for two cars.

Planning

Planning permission was granted by Bury MBC on 10th March 2021 under application number 66694. All planning documents can be viewed by visiting www.planning.bury.gov.uk

Total Area

Unit 1 130 sq m
Unit 2 130 sq m







Current.
 Outline is approximate and all buyers should refer to the title plan for exact boundaries.

Description

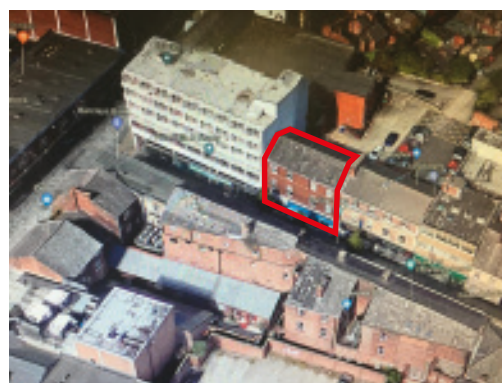
A town centre retail investment with a current rent reserved of £42,000pa and with the potential to redevelop the upper floors subject to the necessary planning permission **to achieve an income of circa £75/80,000pa**. The property comprises a substantial three storey building arranged as two ground floor retail units together with office/ancillary accommodation to the upper floors. One unit is currently occupied by 'Vina Nails & Beauty' by way of a 10 year-lease commencing March 2021 producing £12,000pa. The larger unit is let from November 2019 at a rent of £30,000pa, however the tenant is not in occupation. The upper floors would be suitable for re-development to include **14 lettings rooms or alternatively 6 self-contained flats** and there is also potential to add floor space by extending to the rear, subject to obtaining the necessary planning consents.



Photograph taken 19 Dec 2018

Situated

Fronting Hardshaw Street in between Church Street and Claughton Street, in a prominent town centre location within close proximity to local transport links to include St Helens Central Station. The immediate surrounding area comprises a mixture of local retail premises and residential accommodation, to include **Barclays Bank, Boots, McDonalds, TUI and Caffe Nero**, amongst many others. Liverpool city centre is situated approximately 15 miles away and Manchester city centre is approximately 25 miles.



Outline is approximate and all buyers should refer to the title plan for exact boundaries.

EPC Rating

Current rating 83 and D
 Potential rating 27 and B

Outside

Rear Yard.



Floor	Lessee	Accommodation	Lease Term	Rent	Notes
Ground First Second	Ngoc Phuong Nguyen & Thi Thuong Duong (With two guarantors) Trading as Vina Nails	Ground Floor Shop First Floor 99.4sqm (1070sqft) Second Floor 96.4sqm (1038sqft) approx. Plus toilets and ancillary.	10 years from 25th March 2021. Full repairing and insuring lease with 3-year rent reviews to the higher of OMV or RPI.	£12,000pa	The upper floors are included within the lease however, the lease allows the Landlord at any time to repossess the upper parts (first and second floors) subject to the Landlord increasing the demise of the ground floor to incorporate an extra room plus a toilet facility. The tenant is liable to make a contribution of 50% towards the cost of the works.
Ground	Habibur Rehman (Not in occupation)	Former banking hall with ancillary accommodation. (Not measured)	25 years from 1st November 2019. Full repairing and insuring lease.	£30,000pa	The tenant is not in occupation and is in substantial arrears. Vacant possession can be provided on completion by agreement with the Vendor. The purchaser is NOT responsible for any arrears.

LOT

6

214 Stanley Park Avenue South, Liverpool L4 7XG

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes with the potential rental income being approximately £7,800 per annum.

Situated

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

Ground Floor

Vestibule, Hall, Through Lounge/
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

TBC



LOT

7

16 Holmes Street, Liverpool L8 0RJ

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £6,000.00 per annum.

Situated

Off Smithdown Road close to local amenities, Schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Through Living room,
Kitchen, Bathroom/WC

First Floor

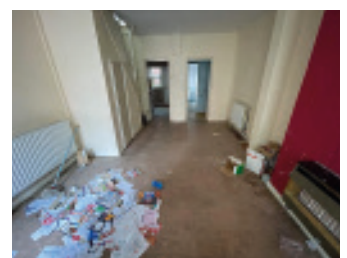
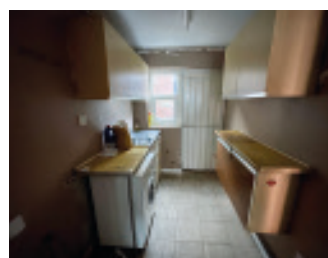
Two Bedrooms

Outside

Rear Yard.

EPC Rating

D



LOT

8

Flat 4, 17 Percy Street, Liverpool L8 7LT

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed second floor apartment within a Grade II listed building. The property benefits from central heating, parking permits and an intercom system and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

Situated

Off Upper Parliament Street in the popular Georgian quarter within close proximity to city centre amenities and transport links.

Ground Floor

Entrance Hallway

Second Floor

Flat Living Room, Kitchen, Bedroom, Bathroom/WC

Outside

Two × car parking permits

Note

The property is Leasehold = currently 60 years remaining however the seller has advised they have started the process to extend the lease and a Section 42 agreement will be in place

EPC Rating

D.



LOT

9

19 Marshall Road, Newton Aycliffe, County Durham DL5 4ET

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by an Assured Shorthold Tenancy agreement producing £7,800 per annum.

Situated

Off Lightfoot Road which in turn is off Stephenson Way in a popular residential location close to local amenities and schooling.

Ground Floor

Open Plan Lounge/Diner, Kitchen, Utility Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

C

Note

Sutton Kersh have not inspected this property. All information was supplied by the vendor.



LOT
10

10 Carrfield Avenue, Crosby, Liverpool L23 9SS

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from gardens and a driveway. The property is in need of a full upgrade and refurbishment scheme and following which it would be suitable for occupation, re-sale or investment purposes with the potential rental income being approximately £9,600 per annum.

Situated

Off Eden Drive South which is turn is off Brownmoor Lane in a very popular and well-established residential location within close proximity to local amenities, Crosby and Waterloo shopping, schooling and transport links.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

D



LOT
11

89 Woolton Road, Garston, Liverpool L19 6PL

GUIDE PRICE **£85,000+***

MIXED USE

Description

A two storey terraced property comprising a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate front entrance. The shop is currently let as a Dog Grooming Parlour by way of a 5 year Lease from 2019 at a rental income of £5,250 per annum. The flat is vacant and suitable for investment purposes. The property benefits from double glazing and central heating. The potential rental income when fully let is approximately £11,000 per annum.

Situated

Fronting Woolton Road within a parade of similar units close to Liverpool Parkway train station and approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC

First Floor

Flat Living Room, Kitchen, two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

Flat – D Shop – TBC



LOT
12

62 Blantyre Road, Liverpool L15 3HT

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed mid terraced property currently let by way of an Regulated Tenancy producing a rental income of £4,524 per annum. The property benefits from double glazing.

Situated

Fronting Blantyre Road which is off Garmoye Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, Utility Room

First Floor

Four Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

E

Note

Sutton Kersh have not inspected this property. All information was supplied by the vendor.



LOT
13

77 Honeys Green Lane, Liverpool L12 9HX

GUIDE PRICE **£155,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefiting from double glazing, central heating, gardens to the front and rear along with a driveway and garage to the rear. Following modernisation the property would be suitable for occupation or investment purposes.

Situated

Fronting Honeys Green Lane in a popular and well established residential location close to West Derby village amenities and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear.
Garage, driveway to rear

EPC Rating

C



LOT

14

121 Hoole Lane, Chester CH2 3EG

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,252 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Fronting Hoole Lane in a popular and well established residential location within walking distance to local amenities, schooling and transport links

Ground Floor

Living Room, Dining Room, Kitchen/Diner, Bathroom/WC

First Floor

Two Bedrooms

Outside

Garden to the rear

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

D



LOT

15

5 Springfield Road, Wigan, Lancashire WN6 7AT

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A double fronted semi-detached property benefiting from double glazing and gardens. The property is offered with full planning permission to convert from five one bed studio flats to a single dwelling house (Use Class C3). Further details can be found under planning reference number – A/21/92023/CU Planning was also previously granted for change of use to 7 studio flats together with part demolition and two storey extension to rear (Ref Number A/17/84078/FULL)

Situated

Off Beech Hill Avenue, in a popular residential location close to local amenities schooling and approximately 1 mile from Wigan town centre.

Ground Floor

Vestibule, Hallway, Two Rooms, Kitchenette, Bathroom.

Joint Agent

SK Real Estate



First Floor

No Staircase – Not inspected.

Outside

Gardens.

EPC Rating

D.



LOT

16

808–810 Queens Drive, Stoneycroft, Liverpool L13 4BT

GUIDE PRICE **£175,000+***

MIXED USE

Description

A part let two storey middle terraced mixed use property comprising a ground floor retail unit previously used as a chip shop together with a two bed flat above, accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy producing £6,900pa. The property is in good order and benefits from double glazing, CCTV, fire alarm and roller shutters. The flat above also benefits from electric heating. All fixtures, fittings and equipment in the Chip Shop is included in the sale and the property is ready for immediate occupation with a potential rental income of approximately £10,000pa. When fully let the potential rental income is approximately £17,000pa. The property is not elected for VAT.

Situated

Fronting Queens Drive close to its junction with Edge Lane Drive in a popular and well established location within close proximity to local amenities, Queens Drive Flyover and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Chip Shop – Kitchen, Store, Fridge Room, Staff Room with Kitchenette, WC, Storeroom.

Outside

Rear Yard with Outbuilding

EPC Rating

Shop – D
Flat – F

First Floor

Flat Hall, Kitchen, Living Room, Shower Room/WC, two Bedrooms



LOT

17

57 Scorton Street, Liverpool L6 4AS

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace house benefiting from double glazing and central heating. The property would be suitable for investment purposes with the potential rental income being approximately £6,000 per annum.

Situated

Off Hampson Street which in turn is off Lower Breck Road in a popular and well-established location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Second Floor

One further bedroom.

Outside

Decked yard to the rear.

EPC Rating

D



LOT
18

7 Springfield Road, Wigan, Lancashire WN6 7AT

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A double fronted semi detached property converted to provide two self contained flats benefiting from double glazing and electric heating and gardens. The property is offered with full planning permission to change of use from existing HMO to single dwelling house (C3) further details can be found under planning reference number – A/21/92014/CU. Planning was also previously granted for change of use to seven studio apartments with a two storey rear extension (Ref Number A/19/87844/ CU). Alternatively following a full upgrade and refurbishment scheme, the property would be suitable for occupation, re sale or investment purposes to include a six bed HMO subject to necessary consents.

Situated

Off Beech Hill Avenue, in a popular residential location close to local amenities schooling and approximately 1 mile from Wigan town centre.

Ground Floor

Flat 1 Hallway, three Reception Rooms, Kitchen, Bathroom/WC.

EPC Rating

Flat 1 – F
Flat 2 – G

First Floor

Flat 2 Kitchen, four Rooms, Shower Room, Separate Toilet.

Joint Agent

SK Real Estate



Outside

Yard to rear.



LOT
19

48 Elgar Avenue, Wirral, Merseyside CH62 8AY

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom semi-detached property benefitting from double glazing, garden and garage. The property is currently let by way of a Regulated Tenancy producing a rental income of £6,760 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor

Living Room, Dining Room, Kitchen

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Garden, Garage.

EPC Rating

E



LOT
20

13 Chiswell Street, Liverpool L7 0EA

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing, central heating and two bathrooms. The property could potentially be converted into a three bedroomed house. The property would be suitable for occupation, resale or investment purposes.

Situated

Off Needham Road which is in turn off Holt Road in a popular and well established residential location, close to local amenities and transport links and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen, Shower
Room/WC

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D



LOT
21

90 Wandsworth Road, Liverpool L11 1DS

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A modern three-storey four bedroomed plus box room end townhouse benefiting from double glazing and central heating. Following a scheme of minor refurbishment works the property would be suitable for occupation or investment purposes.

Situated

Off Lewisham Road which in turn is off Utting Avenue East within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, Lounge,
Kitchen/Diner, WC

First Floor

Two Bedrooms, Office/Study
room, Bathroom/WC

Second Floor

Two Bedrooms (one with
En-suite Shower/WC)

Outside

Gardens to the front and rear

EPC Rating

C



LOT
22

5 Roderick Road, Liverpool L4 6TP

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. The property is in good condition and is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,400.00 per annum.

Situated

Off Walton Village in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Good sized Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

D.



LOT
23

11 Ribble House, Ribble Road, Liverpool L25 5PT

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed first floor apartment benefitting from double glazing, central heating and communal gardens and an intercom system. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

Situated

Off Halewood Road in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Communal Hallway, Access to Lock Up Storage

First Floor

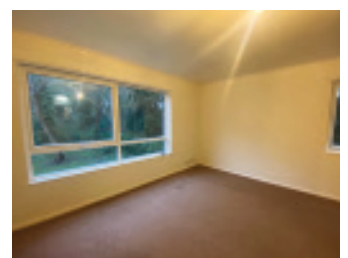
Flat Hall, Lounge/Diner, Kitchen, Two Bedrooms

Outside

Communal Gardens

EPC Rating

C



LOT
24

124 Grimshaw Lane, Middleton, Manchester M24 2AF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom mid terraced property benefitting from double glazing and a rear garden. The property is subject to a life tenancy.

Situated

Fronting Grimshaw Lane (B6189) in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Two Reception Rooms, Kitchen

First Floor

Two Bedrooms, Bathroom

Outside

Rear Garden

Note

The property has not been internally inspected by Sutton Kersh.

EPC Rating

E.



LOT
25

Flat 8, 150 Upper Parliament Street, Liverpool L8 7LL

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed second floor city centre apartment within a purpose built block benefitting from double glazing, electric heating and intercom system. The property is currently let by way of an Assured Shorthold Tenancy to a long term tenant producing a rental income of £4,680 per annum. The tenant has been in situ for approximately 11 years.

Situated

Fronting Upper Parliament Street facing the Georgian Quarter within walking distance to the University, the Women's Hospital and city centre amenities and transport links.

Ground Floor

Main Entrance Hallway

Second Floor

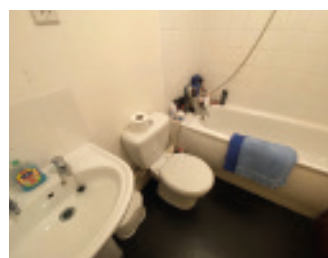
Flat Hall, Open Plan Living Area/
Kitchen, Bedroom, Bathroom/
WC

EPC Rating

B

Note

Please note the tenant has been in situ since 2010 and there has been no rent increase since.



LOT
26

8 Pitt Place, Liverpool L25 6HJ

GUIDE PRICE **£145,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed double fronted middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £4,290 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Quarry Street in the popular south Liverpool suburb of Woolton Village, offering a wealth of amenities and within close proximity to schooling, transport links and Hunts Cross and Halewood train stations.

Ground Floor

Porch, Living Room, Kitchen, Shower Room/WC, Utility Room.

First Floor

Two Bedrooms.

Outside

Yard To Rear & Front Garden

EPC Rating

D.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT
27

10 Pitt Place, Liverpool L25 6HJ

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £3,978 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Quarry Street in the popular south Liverpool suburb of Woolton Village offering a wealth of amenities and within close proximity to schooling, transport links and Hunts Cross and Halewood train stations.

Ground Floor

Living Room, Kitchen Shower Room/WC, Utility Room

First Floor

Two Bedrooms

Outside

Yard To Rear.

EPC Rating

D.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT
28

Hafan Bach, Llanbedrog, Pwllheli, Gwynedd LL53 7PA

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A two bedroomed bungalow which was formerly part of a police station benefiting from double glazing, central heating and a front private terrace area. The property is 3.5 miles from the seaside village of Abersoch and would be suitable for occupation or either residential or holiday let purposes.

Situated

Located in the popular Ger Y Nant cul de sac within walking distance to Hafan Bach amenities including Llanbedrog beach, the Ship Inn, Spar foodstore, Chemist, Glyn y Weddw public house, Aqua bar and restaurant and Oriel Art Gallery and Café. There are picturesque walks from the doorstep including Llanbedrog headland and coastal path and the seaside village of Abersoch is approximately 3.5 miles away.

Ground Floor

Lounge, Kitchen/Diner, Two Bedrooms, Shower Room/WC

Joint Agent

Beresford Adams

**Beresford
Adams**

Outside

Front private terrace area

EPC Rating

D



LOT
29

44-46 Oxton Road, Birkenhead, Merseyside CH41 2TW

GUIDE PRICE **£110,000+***

VACANT COMMERCIAL

Description

A corner property which formerly served as a public house together with a three bedroom flat above. The property is in need of a full upgrade and refurbishment scheme following which it would be suitable for a number of uses. The property also benefits from planning permission to convert to four apartments along with a ground retail unit below.

Situated

Fronting Oxton Road in a popular location close to local amenities and approximately 1 mile from Birkenhead town centre.

Basement

Cellar Not Inspected

Ground Floor

Public House, Male and Female Toilets.

First Floor

Flat Hall, Living Room, Kitchen, Bathroom/WC, Three Bedrooms.

Outside

Small Garage Space.

EPC Rating

D

Planning

Planning permission was granted in March 2020 under application number APP/19/01932. All planning documents can be viewed by visiting https://planning.wirral.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=_WIRRA_DCAPR_107828

Joint Agent

Orme Associates

Orme Associates





Description

A mixed use corner premises comprising two ground floor retail units currently let to a Pizza Hut franchise producing a rental income of £18,000 per annum together with an accountancy firm producing a rental income of £8,000 per annum. There is ancillary accommodation to the first and second floors which are in need of refurbishment and modernisation and would be suitable for residential conversion, subject to gaining the necessary consents.

Situated

On the corner of King Street (A571) and Ormskirk Street within walking distance to St Helens town centre, close to various shops and transport links.

Ground Floor

65 Ormskirk Street
Retail Unit. Lease terms – 10 years from 12th April 2021

65a Ormskirk Street
Office. Lease terms – Let to G R Taylor & Co Accountants for a term of 7 years from 24th August 2018 at a rental of £8,000 per annum.

First Floor

Ancillary accommodation

Second Floor

Ancillary accommodation – Not Inspected

Note

Please note Sutton Kersh have not inspected the accountancy firm and we are relying on tenancy information provided therefore the actual passing rent being received may differ to what is stated. We would advise interested parties to make their own enquiries.



LOT
31

139 Delamore Street, Liverpool L4 3ST

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom end terrace property benefitting from double glazing and central heating. Following an upgrade and modernisation the property would be suitable for investment purposes. The potential income is in excess of £9,000 per annum.

Situated

Off Selwyn Street which in turn is off Brewster Street close to local amenities and schooling. Approximately 3 miles from Liverpool city centre.

Cellar

Not inspected

Ground Floor

Vestibule, Hall, Through Lounge/
Dining Room, Kitchen (No
fittings)

First Floor

Shower/WC, three Bedrooms

Outside

Yard to the Rear

EPC Rating

E



LOT
32

Oddies Social Club, Halebank Road, Widnes, Cheshire WA8 8WN

GUIDE PRICE **£50,000+***

DEVELOPMENT OPPORTUNITIES

Description

A former ground floor social club with bar and ladies and gents WCs. The property is in need of modernisation and refurbishment works. The property would be suitable for a number of uses, subject to any necessary consents. We understand the car park is shared with the Restaurant to the first floor, however potential purchasers should make their own enquiries.

Situated

Fronting Hale Gate Road close to its junction with Mersey View Road, in a popular and well established location close to local amenities.

Ground Floor

Social Club Room with Bar.

Outside

Shared car park.



LOT
33

404/406 Manchester Road, Stocksbridge, Sheffield S36 2DS

GUIDE PRICE **£68,000+***

VACANT RESIDENTIAL

Description

Two stone built properties forming part of a block of four with excellent potential. Both properties are in need of full renovation works, once completed would be suitable for occupation or investment purposes. This property is suitable for cash buyers only.

Situated

Fronting Manchester Road (B6088) in a popular location close to local amenities, shopping and transport links.

No 404

Ground Floor

Two rooms and part completed extension.

EPC Rating

404 – G 406 – F

Joint Agent

Blundells



First Floor

Two Bedrooms and Storeroom.

No 406

Ground Floor

Lounge, Kitchen

First Floor

Bedroom, Box Room, Bathroom/
WC

Outside

Gardens and parking.



LOT
34

9 Saxony Road, Liverpool L7 8RT

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle terraced property arranged as four letting rooms. The property benefits from double glazing, central heating and two bathrooms and is currently fully let to 4 × students at a total rental income of £18,240 per annum until June 2022.

Situated

Off Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 2 miles from Liverpool city centre.

Cellar

Not internally inspected.

EPC Rating

D.

Ground Floor

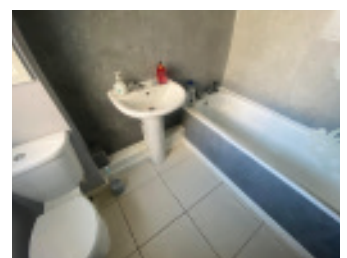
Hall, Letting Room, Communal
Living Room, Kitchen,
Bathroom/WC

First Floor

Three Letting Rooms, Shower
Room/WC.

Outside

Yard to the Rear.



LOT
35

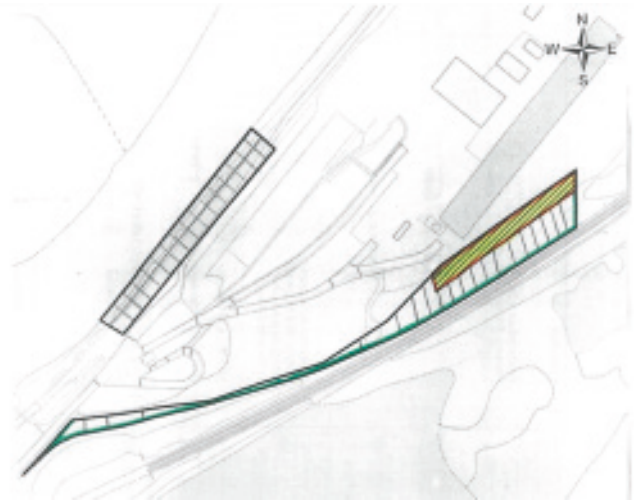
Section of Land, Garden Lane, Cadeby DN5 7SN

GUIDE PRICE **NIL RESERVE***

LAND

Description

A mainly rectangular section of land (as shown highlighted in yellow and edged in red on the plan), which is being sold subject to an encroachment and trespass. The land may however be suitable for a variety of different future uses subject to any new buyer obtaining possible vacant possession and with all prior necessary consents being obtained. Buyers must rely on their own investigations only as to the possibility of obtaining vacant possession and the land is being sold without any title guarantee and as the buyer so finds it on completion. The area shown lined in green on the plan depicts where a right of way (which is to allow access by foot at all times day or night) will lead down towards Garden Lane itself. Please note that the quoted postcode applies to the seller's larger land site and is not therefore specific to this section of land.



Note

Completion will be 24 days from the date of exchange. The buyer will be liable to make a contribution towards the vendors selling costs and legal fees, please refer to the legal pack for further information.

LOT
36

75 Saxony Road, Liverpool L7 8RU

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle terraced property arranged as four letting rooms. The property benefits from double glazing, central heating and two bathrooms and is currently fully let to 4 students at a total rental income of £18,240 per annum until June 2022.

Situated

Off Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 2 miles from Liverpool city centre.

Cellar

Not internally inspected.

EPC Rating

E.

Ground Floor

Hall, Letting Room, Communal Living Room, Kitchen, Bathroom/WC

First Floor

Three Letting Rooms, Shower Room/WC.

Outside

Yard to the Rear.



LOT
37

66 Olney Street, Liverpool L4 5QW

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end of terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

Situated

Off Bedford Road which in turn is off County Road in a popular and well established residential location within close proximity to local amenities. Approximately 3 miles from Liverpool City centre.

Ground Floor

Entrance Hall, Through Lounge/
Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to rear.

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

EPC Rating

D



LOT
38

22 Padstow Road, Liverpool L16 4PR

GUIDE PRICE **£175,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £6,468 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Rudston Road and Brampton Road which in turn is off Score 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

Two Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

D



LOT
39

Flat 67, Birchen House, 1 Canning Street, Birkenhead CH41 1ND

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor one bedroomed flat within a purpose built block benefiting from double glazing, electric heating and intercom system. The flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situated

On the corner of Canning Street and Bridge Street within walking distance to Birkenhead town centre, amenities and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Flat Open Plan Living Room/
Kitchen/Diner, Bedroom with
Ensuite Shower Room/WC.

EPC Rating

E.



LOT
40

29 Wykeham Street, Liverpool L4 1QY

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two storey corner property comprising a ground floor lock-up shop together with two x one bedroomed self-contained flats above accessed via separate side entrances. The first floor flat has recently been refurbished. The property benefits from double glazing and electric heating. Both flats are let by way of Assured Shorthold Tenancies producing £9,600 per annum. The shop would be suitable for a number of uses to include storage purposes.

Situated

Fronting Wykeham Street on the corner of Orwell Road which in turn is off Stanley Road within close proximity to Local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Lock up shop 1 Room.

Entrance Hallway

Flat 1 Kitchen, Lounge, Shower
Room/WC, Bedroom

EPC Rating

E

First Floor

Flat 2 Lounge, Kitchen,
Bedroom, Shower Room/WC.

Outside

Yard to the rear (access to flat)



LOT
41

12 Pitt Place, Liverpool L25 6HJ

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £3,692 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Quarry Street in the popular south Liverpool suburb of Woolton Village offering a wealth of amenities and within close proximity to schooling, transport links and Hunts Cross and Halewood train stations.

Ground Floor

Living Room, Kitchen, Shower Room/WC, Utility Room.

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

D.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT
42

81 Oak Leigh, Tuebrook, Liverpool L13 7EN

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off West Derby Road in a popular and well established residential location within walking distance to West Derby Road and Old Swan amenities, transport links and schooling. Liverpool city centre is approximately 3.5 miles away.

Ground Floor

Vestibule, Through Lounge, Kitchen, Bathroom/WC

First Floor

Three Bedrooms

Outside

Yard to the rear.

EPC Rating

C

Note

Please note that there are 64 years remaining on the lease. The vendor advises they have started negotiations with Liverpool City Council to extend, please refer to the legal pack for further details.



LOT
43

56 Connaught Road, Liverpool L7 8RP

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed plus attic room middle terraced property arranged as four letting rooms. The property benefits from double glazing, central heating and two bathrooms and is currently fully let to 4 students at a total rental income of £18,240 per annum until June 2022. The vendor also advises us that 4 tenants are signed up for the new academic year from 1st August 2022 to 30th June 2023 at a rental of £98 pppw.

Situated

Off Adelaide Road which in turn is off Edge Lane, in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 2 miles from Liverpool city centre.

Cellar

Not internally inspected.

Outside

Yard to the Rear

Ground Floor

Hall, Letting Room, Communal Kitchen, Bathroom/WC

EPC Rating

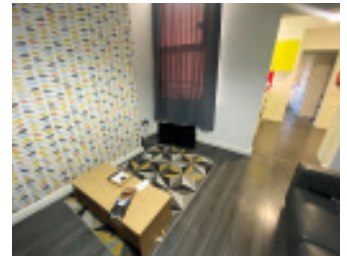
D.

First Floor

Three Letting Rooms, Shower Room/WC.

Second Floor

Attic Room – used as Storage



LOT
44

21 Leopold Road, Kensington, Liverpool L7 8SP

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle terraced property arranged as four letting rooms. The property benefits from double glazing, central heating and two bathrooms and is currently fully let to 4 students at a total rental income of £18,240 per annum until June 2022.

Situated

Off Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 2 miles from Liverpool city centre.

Cellar

Not internally inspected.

EPC Rating

D.

Ground Floor

Hall, Letting Room, Communal Living Room, Kitchen, Bathroom/WC

First Floor

Three Letting Rooms, Shower Room/WC.

Outside

Yard to the Rear.



LOT
45

270 Cloughton Road, Birkenhead, Merseyside CH41 4DX

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A four bedroom middle terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works and decoration the property would be suitable for occupation, re-sale or investment purposes.

Situated

Fronting Cloughton Road in a popular and well established residential location close to local amenities, schooling, Birkenhead Park and transport links. Approximately 1.5 miles to Rock Retail Park.

Ground Floor

Hall, through Living room/
Dining Room, Kitchen

First Floor

Four Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

E.



LOT
46

81 Dudley Street, Warrington WA2 7BQ

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end of terrace property currently let to a long term tenant by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum. The property benefits from double glazing and central heating.

Situated

Off Orford Lane in a popular and well established residential location close to local amenities and approximately 2 miles from Warrington town centre.

Ground Floor

Front reception, Rear reception
and kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

Note

Sutton Kersh have not inspected this property. All information was supplied by the vendor.



LOT
47

233–237 Church Road, Birkenhead, Merseyside CH42 0LD

GUIDE PRICE **£325,000+***

LAND

Description

A redevelopment opportunity comprising a cleared site approximately 0.21 acres. A planning application has been submitted for a three storey detached property comprising 15 × two bedroom self-contained modern apartments, spanning almost 600 square foot each. Once developed and let the potential rental income is approximately £90,000 per annum. Planning Application No: OUT/21/01465

Situated

Fronting Church Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 1.5 miles from Rock Retail Park.

Accommodation

Plans are available for inspection at the Auctioneers Offices



LOT
48

67 Leopold Road, Kensington, Liverpool L7 8SR

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A three bed mid terrace property benefitting from double glazing and central heating. The property is in need of modernisation and would be suitable for occupation or investment purposes. The potential rental income is in excess of £8,400 per annum. We are advised that it has been let to students in the past at £85pppw.

Situated

Off Edinburgh Road which in turn is off Kensington High Street in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 1.5 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms,
Kitchen

EPC Rating

D.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

Note

Please note at the time of going to print Sutton Kersh had not internally inspected the property.



LOT
49

19 Parren Avenue, Whiston, Prescot, Merseyside L35 3SB

GUIDE PRICE **£115,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed semi-detached bungalow benefiting from double glazing, central heating, front, side and rear gardens. The property is currently let by way of a Regulated Tenancy at a fixed rent of nil. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Halsnead Avenue in a popular and well established residential location close to local amenities and transport links. Liverpool city centre is approximately 9 miles away.

Ground Floor

Living Room, Kitchen, Two Bedrooms, Bathroom/WC

EPC Rating

E

Outside

Front, Side and Rear Gardens

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT
50

2 Lower Breck Road, Liverpool L6 4BY

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A substantial three storey plus basement five bedroomed semi-detached property benefiting from central heating. The property is partially let producing £8,100 per annum. Following upgrade and refurbishment the property would be suitable for a number of uses subject to gaining any necessary consents.

Situated

Fronting Lower Breck Road which in turn is off West Derby Road in a popular and well established residential location close to local amenities, Schooling, Everton and Anfield Football Club approximately 3 miles from Liverpool city centre.

Basement

Various rooms.

Outside

Rear yard. Driveway.

Ground Floor

Hall, Lounge, Kitchen/Dining room, Shower room/WC

EPC Rating

D

First Floor

Four Bedrooms, Shower room, Separate WC

Second Floor

Hall, Lounge, Bedroom, Kitchen, Bathroom/WC (Configured as self-contained accommodation)



LOT
51

8 Bingley Road, Liverpool L4 2TB

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant who has been there for approximately 5 years producing a rental income of £5,100 per annum.

Situated

Off Priory Road in a popular and well established residential location nearby to local amenities, transport links and schooling. Liverpool city centre is approximately 3 miles away.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Shower Room/WC

First Floor

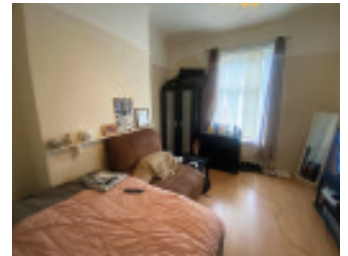
Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

E



LOT
52

2 & 4 Argyle Street, Accrington, Lancashire BB5 1DQ

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

An end of terraced building which has been converted to provide two x two bedroomed self-contained flats benefiting from double glazing and central heating. The flats are both currently let by way of Assured Shorthold Tenancies producing a total rental income of £11,400 per annum.

Situated

On the corner of Argyle Street and Malt Street in a popular and well established residential location within close proximity of local amenities and transport links.

Ground Floor

Flat 2 Hall, Lounge, Kitchen, Two Bedrooms, Shower Room/WC
Stairs to Flat 4

EPC Rating

Both flats are D

First Floor

Flat 4 Hall, Lounge, Kitchen, Two Bedrooms, Shower Room/WC

Outside

Yard to the rear.

Note

Please note that Sutton Kersh have not inspected the property internally and all details have been provided by the vendor.



Description

A vacant two bedroomed first floor flat benefiting from double glazing, electric heating and garage. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated

In a cul-de-sac off Ribchester Way which in turn is off Bardley Crescent in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles to Huyton Village.

Ground Floor

Entrance Hall

First Floor

Flat Living Room, Kitchen, Two Bedrooms, Bathroom/WC

Outside

Garage



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I am speechless and the only words are 'First Class' and I'm 1000% satisfied.

Sue



Description

A re-development opportunity comprising commercial units to the ground/lower ground floor with ancillary accommodation to the upper floors suitable for residential conversion, subject to any consents. Planning permission has previously been granted to change use of the buildings into serviced apartments under planning application number 19F/1289, however potential purchasers should make their own enquiries. Please note number 18 is not included in the sale. All exterior windows to the upper floors are single glazed with architraves with flooring predominantly of suspended timber construction, except in parts of the rear ground floor which is laid solid. The building incorporates an enclosed lightwell which provides a reasonably level of natural light to the rear part of each upper floor. Approx Internal Area: 561sq.m (6,039 sq.ft)

Situated

Fronting onto Cumberland Street within the main business and leisure district of Liverpool city centre close to its junction with Victoria Street. The property is located in close proximity to the Met Quarter shopping and leisure complex and within walking distance to Liverpool One mixed use development.

Lower Ground/Ground Floor

Ancillary Accommodation

Third Floor

Ancillary Accommodation

First Floor

Ancillary Accommodation

EPC Rating

D.

Second Floor

Ancillary Accommodation



Joint Agent

SK Real Estate



LOT
55

27 Beatrice Avenue, Wirral, Merseyside CH63 5JS

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum.

Situated

Off Town Lane in a popular and well established residential location nearby to local amenities, transport links and schooling. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Living Room, Kitchen, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear.

EPC Rating

D



**Professional,
accurate and
efficient**



To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on **0151 207 6315**

My company has been using Sutton Kersh to both buy and sell various properties in Liverpool over the past 3 years.

On purchases the transaction always goes through in a smooth easy and fuss free manner. On selling, the valuation is always accurate and often exceeded at auction day! All the team I find knowledgeable, friendly, helpful and always efficient with all details, as a result I have always been happy to deal with Sutton Kersh, will continue to do so and I am happy to recommend them.



Description

A re-development opportunity comprising commercial units to the ground/lower ground floor with ancillary accommodation to the upper floors suitable for residential conversion, subject to any consents. Planning permission has previously been granted to change use of the buildings into serviced apartments under planning application number 19F/1289, however potential purchasers should make their own enquiries. Please note number 18 is not included in the sale. All exterior windows to the upper floors are single glazed with architraves with flooring predominantly of suspended timber construction, except in parts of the rear ground floor which is laid solid. The building incorporates an enclosed lightwell which provides a reasonably level of natural light to the rear part of each upper floor. Approx Internal Area: 550sq.m (5,920 sq.ft)

Situated

Fronting onto Cumberland Street within the main business and leisure district of Liverpool city centre close to its junction with Victoria Street. The property is located in close proximity to the Met Quarter shopping and leisure complex and within walking distance to Liverpool One mixed use development.

Lower Ground/Ground Floor

Ancillary Accommodation

Third Floor

Ancillary Accommodation

First Floor

Ancillary Accommodation

EPC Rating

D.

Second Floor

Ancillary Accommodation



Joint Agent

SK Real Estate



LOT
57

19 Warbreck Moor, Liverpool L9 4RN

GUIDE PRICE **£135,000+***

MIXED USE

Description

A three storey middle terraced property comprising a ground floor retail unit which previously traded as an Estate Agents, together with two floors of accommodation above. The shop would be suitable for a number of uses, subject to any necessary consents. The potential rental income is approximately £7,500 per annum. To the upper floors there is a flat which is currently let to 2 tenants, 1 on each floor producing £11,400 per annum. The property benefits from double glazing, roller shutters and electric heating. When fully let the potential rental income is approximately £18,500 per annum.

Situated

Fronting Warbreck Moor and on the corner of Sydney Street in a popular and well established residential location close to local amenities, Walton Vale shopping facilities, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

Shop main sales area, rear office, kitchen and WC

Second Floor

Open plan lounge/kitchen, shower/WC and two bedrooms.

First Floor

Open plan Living room/kitchen, utility room, shower/WC and bedroom.

Outside

Yard



LOT
58

3 Beesands Close, Belle Vale, Liverpool L27 4XU

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house property benefitting from double glazing, central heating, gardens front and rear and off road parking. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £8,100 per annum.

Situated

Off Sharwood Road which in turn is off Wood Lane in a popular residential area within close proximity of local amenities, schooling and transport links. The property is approximately 8 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Living Room, Kitchen, WC

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom WC

Outside

Gardens to Front and Rear, Driveway.

EPC Rating

D



LOT
59

46 Okehampton Road, Liverpool L16 6AZ

GUIDE PRICE **£175,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,720 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Rudston Road which in turn is off Score 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

Two Reception rooms, Kitchen, Shower room/WC.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens, Driveway.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

E



LOT
60

31 Pine Close, Huyton, Liverpool L36 3RR

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end town house property benefiting from double glazing, central heating and gardens to the front and rear. Following a scheme of refurbishments works and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Cuper Crescent which is in turn off Liverpool Road (A57) in a popular and well established residential location close to Huyton Village and Old Swan amenities and approximately 7 miles from Liverpool city centre.

Ground Floor

Living Room, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, gardens to the front and rear.

EPC Rating

D



LOT
61

184 Derby Road, Widnes, Cheshire WA8 3UG

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £5,798 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Watkinson Way in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 15 miles from Liverpool city centre.

Ground Floor

Two Reception Rooms, Kitchen/
Diner

First Floor

Four Bedrooms, Bathroom WC

Outside

Front and Rear Gardens, Garage,
Driveway

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

E



LOT
62

88 Longfellow Street, Liverpool L8 0QX

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terrace property benefitting from double glazing and central heating. This property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated

Off Holmes Street which in turn is off Smithdown Road in a well-established residential location within close proximity to local amenities, schooling, transport links and is approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room, Kitchen/
Dining

First Floor

Two Bedrooms, Bathroom WC

Outside

Yard to Rear

EPC Rating

D



LOT
63

5 Gonville Road, Bootle, Merseyside L20 9LN

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant of approximately 11 years producing a rental income of £5,400 per annum.

Situated

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

Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Tenure

Leasehold



LOT
64

182 Derby Road, Widnes, Cheshire WA8 3UG

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens, garage and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £5,876 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Watkinson Way in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 15 miles from Liverpool city centre.

Ground Floor

Three Reception Rooms, Kitchen, WC

First Floor

Four Bedrooms, Bathroom WC

Outside

Front and Rear Gardens, Garage, Driveway

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

F



LOT
65

41 Pottery Lane, Whiston, Prescot, Merseyside L35 3RG

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A two bedroomed detached new build house benefiting from double glazing, central heating, driveway, front, side and rear gardens and basement space. The property would be suitable for occupation or investment purposes. Please note it is suitable for Cash Buyers Only.

Situated

Fronting Pottery Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Prescot town centre.

Lower Ground Floor

Basement currently used for storage but could be converted into two further rooms, subject to gaining the necessary consents.

EPC Rating

B.

Ground Floor

Hall, Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front, Side and Rear Gardens, Driveway



LOT
66

3 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of 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 £5,700 per annum.

Situated

Off Walton Lane within close proximity to local amenities, local transport links and walking distance to Everton Football Club. Approximately 2.5 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.

EPC Rating

D



LOT
67

ON BEHALF OF LPA RECEIVERS

Land on the southwest side of Auckland Road, Liverpool L18 0HX

GUIDE PRICE **£117,500+***

DEVELOPMENT OPPORTUNITIES

Description

A plot of land that would be suitable for a number of uses subject to gaining any necessary consents. We believe all main services are available however purchasers should make their own further enquiries. Site area – 503sqm (0.124 acres) approx.

Situated

Auckland Road runs between Plattsville Road and Heathfield Road, Allerton within a popular residential area. Local amenities are provided along Allerton Road and Smithdown which is a short walk from the site.



LOT
68

41 Howard Florey Avenue, Bootle, Merseyside L30 5SJ

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,240 per annum.

Situated

Off Albert Schweitzer Avenue which is in turn off Browns Lane in a popular and well established residential location nearby to local amenities, transport links and schooling. Liverpool city centre is approximately 7.5 miles away.

Ground Floor

Porch, Hall, Living Room,
Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear.

EPC Rating

C



LOT
69

39 Padstow Road, Liverpool L16 4PP

GUIDE PRICE **£180,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,420 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Rudston Road and Brampton Road which in turn is off Score 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

Two Reception rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens,
Driveway.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

D



LOT
70

8 Sherwood Road, Killamarsh, Sheffield S21 2EG

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation or investment purposes. Please note the property is a cash buy only.

Situated

Off Rotherham Road (the A618) in a popular and well established residential location close to local amenities, transport links and schooling.

Ground Floor

Entrance Hall, Lounge, Dining/
Kitchen

First Floor

Three Bedrooms, Bathroom/WC
(no fittings)

Outside

Gardens to the front and rear,
outhouse

EPC Rating

D

Joint Agent

Blundells





Description

Master leasehold for 18 Flats at £150pa (Raising up to £250pa) at £2,700 per annum for the next 960+ years.

**Block 1–5, Falconhall Road, Liverpool, L9 6DP
RESIDENTIAL BLOCK OF 6 FLATS**

Master lease is Approximately 980 years from 2007 at a ground rent of £150pa rising to £250pa on the 1st January 2032. Ground rent has not been collected due to company oversight and the company is advised that you can collect ground rent for a six year period if it has not been collected as is this situation.

**Block 28–32, Falconhall Road, Liverpool, L9 6DP
RESIDENTIAL BLOCK OF 6 FLATS**

Master lease is Approximately 980 years from 2007 at a ground rent of £150pa rising to £250pa on the 1st January 2032. Ground rent has not been collected due to company oversight and the company is advised that you can collect ground rent for a six year period if it has not been collected as is this situation.

**Block 261–265, Long Lane, Liverpool, L9 6DN
RESIDENTIAL BLOCK OF 6 FLATS**

Master lease is Approximately 980 years from 2007 at a ground rent of £150pa rising to £250pa on the 1st January 2032. Ground rent has not been collected due to company oversight and the company is advised that you can collect ground rent for a six year period if it has not been collected as is this situation.

Falconhall Property Management Ltd.

Opportunity to control and maintain the three blocks of 6 Flats. Block management company to collect the service charges and maintain the communal areas and garden.

18 Flats × £50 service fees pcm
6 × Flats in each
NEW COMPANY NOT TRADING YET

Potential purchasers should rely on their own enquiries.

LOT
72

Flat 1, Falconhall Road, Liverpool L9 6DP

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor flat benefiting from double glazing, central heating, communal gardens and outside storage space. The property is currently let by way of an Assured shorthold tenancy producing £5,000 per annum.

Situated

On the corner of Falconhall Road and Long Lane in a popular and well established residential location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

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

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

Outside

Storage space, Communal
Gardens and on-street parking.

EPC Rating

D



LOT
73

Flat 32 Falconhall Road, Liverpool L9 6DP

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor flat benefiting from double glazing, central heating, communal gardens and outside storage space. The property is currently let by way of an Assured shorthold tenancy producing £5,000 per annum.

Situated

On the corner of Falconhall Road and Long Lane in a popular and well established residential location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

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

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

Outside

Storage space, Communal
Gardens and on-street parking.

EPC Rating

C



LOT
74

Flat 30 Falconhall Road, Liverpool L9 6DP

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor flat benefiting from double glazing, central heating, communal gardens and outside storage space. The property is currently let by way of an Assured shorthold tenancy producing £5,000 per annum.

Situated

On the corner of Falconhall Road and Long Lane in a popular and well established residential location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

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

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

Outside

Storage space, Communal
Gardens and on-street parking.

EPC Rating

C



LOT
75

Flat 265 Long Lane, Walton, Liverpool L9 6DN

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor flat benefiting from double glazing, central heating, communal gardens and outside storage space. The property is currently let by way of an Assured shorthold tenancy producing £4,380 per annum.

Situated

Fronting Long Lane in a popular and well established residential location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

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

Outside

Storage space, Communal
Gardens and on-street parking.

EPC Rating

TBC

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.



LOT
76

108 High Street, Wavertree, Liverpool L15 8JS

GUIDE PRICE **£110,000+***

MIXED USE

Description

A three-story mixed-use property comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate rear entrance. The ground floor has until recently traded as a cafe producing a rental income of £11,000pa. The property will be sold with vacant possession to include all fixtures and fittings. The flat above is in need of a full upgrade and refurbishment scheme and following which it would be suitable for investment purposes with the potential rental income being £6,000 per annum. The property benefits from double glazing and roller shutters.

Situated

Fronting Wavertree High Street by Picton clock in a very popular and well established location within close proximity to local amenities, Schooling and transport links.

Basement

Not Inspected

Second Floor

Kitchen, Bedroom, Shower room/WC

Ground Floor

Sandwich Bar Main Sales area/
Sales counter, Kitchen/Prep
room, WC

Outside

Yard to Rear

First Floor

Flat Lounge, Bedroom

EPC Rating

Commercial – E Residential – G



Joint Agent

JO Real Estate



LOT
77

25 Harebell Street, Liverpool L5 7RL

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £6,300.00 per annum.

Situated

Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

D



LOT
78

134 Corner Brook, Liverpool L28 0QJ

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant who has been there approximately 9 years producing a rental income of £5,940 per annum.

Situated

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

Ground Floor

Hall, Open Plan Living Room/
Kitchen/Dining Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear.
Outhouse

EPC Rating

C



LOT
79

104 Lorenzo Drive, Liverpool L11 1BW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from gardens to the front, side and rear. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

Situated

Fronting Lorenzo Drive and on the corner of Broad Square, overlooking Norris Green Park within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen.

First Floor

Three Bedrooms, Bathroom,
Separate WC.

Outside

Front, Side and Rear Gardens.

Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

Joint Agent

Entwistle Green



LOT
80

Land on the north side of Stewart Avenue, Sefton L20 9JD

GUIDE PRICE **£100,000+***

LAND

Description

A cleared site suitable for redevelopment subject to any relevant consents. The land previously had planning permission granted back March 2016 to erect 13 × one bedroomed self-contained apartments with layout of a new access road and associated car parking, which has now expired. The site extends to 1,113m² (0.275acres). We assume all services are available, however potential purchasers should make their own enquiries. Planning Ref No: DC/2015/01679

Situated

Adjacent to St Monicas Parochial Club on Stewart Avenue, Off Fernhill Road which in turn is off Southport Road and Aintree Road within a popular and established residential area.



LOT
81

53 Percy Street, Bootle, Merseyside L20 4PG

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terrace property which has recently been fully refurbished and benefits from double glazing, new central heating system and boiler, a new roof, new kitchen, newly fitted bathroom fittings, laminate flooring to the ground floor and carpeting. If the property was let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum. The property would be suitable for immediate occupation, resale or investment purposes.

Situated

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

Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Kitchen

First Floor

Three Bedrooms, Bathrom/WC

Outside

Yard to Rear

EPC Rating

G



LOT
82

12 Station Road, Prescot, Merseyside L34 5SW

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity currently producing £13,000 per annum. The property comprises a three storey middle-terraced house converted to provide three self-contained flats (one × two bed and two × one bed) benefiting from double glazing and central heating. At the time of our inspection three of the flats were currently let by way of Assured Shorthold Tenancies holding over producing a rental income of £13,000 per annum.

Situated

Off Kemble Street which in turn is off Warrington Road (A57) in a popular and well established residential location within close proximity to local amenities, Cables Retail Park and transport links.

Lower Ground Floor

Flat 2 Lounge, Bedroom, Kitchen, Shower room/WC.

Outside

Yard to Rear.

Ground Floor

Main Entrance Hallway.

Flat 1 Hall, Lounge, Kitchen, Bedroom, Shower room/WC.

EPC Rating

Flat 1 – C

Flat 2 – D

Flat 3 – E

First Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC, Stairs to one further bedroom.



LOT
83

12 Vanbrugh Crescent, Liverpool L4 7TZ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefiting from double glazing, central heating and front and rear gardens. Following an upgrade and refurbishment scheme the property would be possible for potential occupation, re-sale or investment purposes with a potential rental income of approximately £8,400 per annum. Please note this is a cash buy only.

Situated

Off Townsend Lane in a popular residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Reception Room, Kitchen.

First Floor

Three Bedrooms, Shower Room, Separate WC.

Outside

Front and Rear Gardens.

EPC Rating

D



LOT
84

4 Cobbs Lane, Appleton, Warrington WA4 3BY

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,760 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Dale Lane which in turn is off Bridge Lane in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately less than 3 miles from Warrington town centre.

Ground Floor

Hall, two Reception rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Gardens to the front and rear.

EPC Rating

D

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



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To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on
0151 207 6315

This was my first time selling properties via auction so I was a bit apprehensive. I was guided throughout the process with expert knowledge and staff were always on hand to offer advice when I was unsure about the process. Katie and the SK team were efficient and very helpful and helped me gain more than my reserve price before the auction had even started. Would definitely recommend.

*Kind Regards
Izzy*

LOT
85

Millbrow Bungalow, Southport Road, Scarisbrick, Ormskirk L40 8HG

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed detached bungalow benefiting from double glazing, gardens and off road parking. The property is let by way of a Regulated Tenancy producing a rental income of £5,954 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Fronting Southport Road (the A570) in a semi-rural location approximately 2.5 miles from Ormskirk town centre amenities and transport links.

Ground Floor

Vestibule, Hall, Living Room,
Kitchen/Diner, Two Bedrooms,
Bathroom/WC

EPC Rating

E

Outside

Gardens to the front and rear.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT
86

Room 94, flat A13 Phoenix Place, 5 Prince Edwin St, Liverpool L5 3AA

GUIDE PRICE **£25,000+***

RESIDENTIAL INVESTMENT

Description

A third floor studio pod benefiting from double glazing, electric heating, secure key fob entry system and lift facility. The property is currently let on a Assured Shorthold Tenancy until the end of July 2022 and is producing £4,356 per annum.

Situated

Fronting Iliad Street in a popular and well established location close to local amenities, universities and Liverpool city centre.

Ground Floor

Main Entrance Hallway

Third Floor

Studio pod Lounge/Bedroom,
Shared Kitchen, Shower room/
WC

EPC Rating

B



LOT
87

89 Knutsford Road, Grappenhall, Warrington WA4 2NS

GUIDE PRICE **£152,500+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and a garage. The property is currently let by way of a Regulated Tenancy producing a rental of £6,916 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Fronting Knutsford Road (A50) in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

Ground Floor

Two Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage and Gardens front and rear.

EPC Rating

D

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.



LOT
88

10 Elphin Grove, Liverpool L4 5SP

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential income of approximately £6,000 per annum.

Situated

Off Luxmore Road which in turn is off Walton Lane in a popular location within easy reach of local amenities, schooling, Everton Football Club, transport links and is approximately 4 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to Rear

EPC Rating

C

Joint Agent

Selleck Homes



LOT
89

ON BEHALF OF LPA RECEIVERS

1a Greenfield Road, Liverpool L13 3BN

GUIDE PRICE **£45,000+***

LAND

Description

A corner plot currently let to a car mechanic business plus an advertising hoarding. We have been verbally advised that the tenant pays a rental income of £1,300 per annum however interested parties should rely on their own enquiries.

Situated

On the junction of Greenfield Road and Prescot Road (A57) within close proximity to local amenities including Old Swan Village, schooling and transport links. Liverpool city centre is approximately 3.5 miles away.



LOT
90

5 Dee Park Road, Wirral, Merseyside CH60 3RG

GUIDE PRICE **£295,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefiting from double glazing, driveway and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £9,412 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Gayton Lane in a popular residential location within close proximity to Heswall, close to local amenities, schooling and transport links.

Ground Floor

Hall, Two Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC, Separate WC

Outside

Driveway and Gardens to the front and rear.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

D.



LOT
91

4 Rosslyn Street, Aigburth, Liverpool L17 7DN

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace house in need of a full upgrade and refurbishment scheme. Following which, the property would be suitable for occupation, re-sale or investment purposes. Suitable for cash purchaser's only.

Situated

Off Aigburth Road (A561) in a popular and well-established residential location within close proximity to Aigburth Road amenities, Lark Lane's cafes and bars, transport links and schooling. Popular Sefton Park is within walking distance and Liverpool city Centre is approximately 3 miles away.

Ground Floor

Hall, Lounge, Dining room, Morning Room, Kitchen.

First Floor

Three Bedrooms, Bathroom and Shower Room/WC

Outside

Yard to Rear

Joint Agent

Atlas Estates



LOT
92

101 Orleans Road, Liverpool L13 5XW

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace house benefiting from central heating and double glazing. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. There is also potential to extend the property, subject to the necessary consents.

Situated

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

Ground Floor

Hall, Front Living room, Rear living room, Kitchen.

First Floor

Three Bedrooms (one with en-suite), Bathroom/WC.

Outside

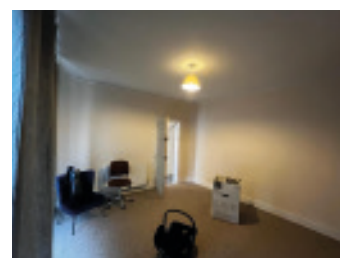
Yard to Rear.

EPC Rating

E

Joint Agent

Entwistle Green



LOT
93

123 Westminster Road, Liverpool L4 4LW

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three storey four bedroom end terrace property benefitting from two bathrooms, double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £9,000 per annum. Alternatively it could be let to 4 tenants at £85pppw with an annual income of £17,680, subject to any consents.,

Situated

Fronting Westminster Road in a popular location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Entrance Hall, Lounge, Kitchen/Diner.

First Floor

Two Bedrooms, Bathroom/WC,

Second Floor

Two Bedrooms, Bathroom/WC

Outside

Yard To Rear.

EPC Rating

E.



LOT
94

21 Esmond Street, Liverpool L6 5AY

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with the potential rental income being £6,000 per annum.

Situated

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

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

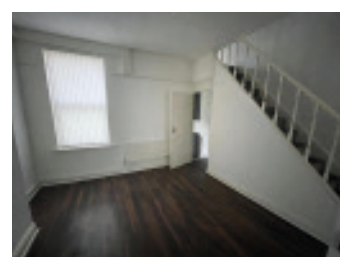
Yard to Rear.

EPC Rating

C

Joint Agent

Atlas Estates



LOT
95

132 Lower Breck Road, Liverpool L6 0AG

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

An extended three bedroomed semi-detached property benefitting from double glazing, central heating, gardens and a driveway with a garage. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes. The property has potential to extend to the side and rear subject to any consents.

Situated

Fronting Lower Breck Road in a popular residential area within close proximity of local amenities, schooling and transport links. This property is approximately 4 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hallway,
Lounge, Dining Room, Kitchen,
Rear Reception Room

First Floor

Three Bedrooms, Bathroom WC

Outside

Gardens to the Front and Rear,
Driveway, Garage.

EPC Rating

D



LOT
96

Apt 101, St Cyprians Student Hall, 90 Durning Rd, Liverpool L7 5NH

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A vacant first floor student studio flat within a converted former church benefitting from double glazing, electric heating, intercom system, common room, laundry, lift access and 24 hour CCTV. The property would be suitable for investment purposes and we have been advised the flat has previously been let producing £7,395 per annum.

Situated

Fronting Durning Road close to its junction with Edge Lane (A5047) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Communal Entrance, Hall,
Common Room, Laundrette

First Floor

Flat Open Plan Bedroom/Study
Area/Kitchen/Living Room,
Shower Room/WC.



Description

A commercial investment comprising a three storey warehouse building currently let as a gym producing £6,000 per annum.

Situated

Fronting Dacre Street within Birkenhead town centre, close to shopping amenities and transport links.

Ground Floor

Warehouse – 194 sqm

First Floor

Warehouse – 201 sqm

Second Floor

Warehouse – 201 sqm

(All measurements taken from VOA, we have not measured the property internally)

Tenancy

The property is let for a term on 6 years and 9 months from 5th June 2021 and is subject to a rent review in June 2025 and 3 yearly thereafter, on the anniversary of the term. The current rent is £6,000 per annum however the tenant has a rent free period of 24 months from the beginning of the lease.



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My experience with Sutton Kersh in auctioning my properties from start to finish has been amazing. As soon as I contacted the Associate Director Cathy Holt she put a plan in place to sell my houses and guided me through the whole process. Being located overseas I was concerned that communication might be an issue being that there was a six-hour difference time zone, nonetheless that was never a problem. Her team members were fantastic on every front and very efficient in providing clear and concise information to me. The end result is a realized over my reserve price on each house. I couldn't be happier and will definitely use them again in the future. There is a reason they are the number 1 property auction house in the North West.

*Paul Anslow
President & CEO ExpensePoint*

Description

A vacant site extending to 675sqm suitable for a variety of uses subject to the necessary planning consents.

Situated

At the corner of Livingstone Street and St Anne Street close to Birkenhead town centre within a mixed residential and commercial area.



Legal packs

Legal packs are available to download via the website www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

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

suttonkersh.co.uk



LOT
99

23 Winner Hill Road, Paignton, Devon TQ3 3BT

GUIDE PRICE **£200,000–£225,000***

VACANT RESIDENTIAL

Description

A three bedroom, semi-detached property requiring refurbishment and enjoying an elevated position in the seaside town of Paignton. The property has a good sized terraced rear garden offering panoramic sea views and the benefit of on drive parking.

Situated

Paignton is a traditional seaside town offering a selection of shopping, leisure and educational facilities, with sandy beaches and a recently regenerated marina and harbourside.

Ground Floor

Entrance porch with utility cupboard, kitchen, lounge/diner, sun room.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Outside

On drive parking to the front of the property, patio and three areas of terraced garden to the rear.

EPC Rating

D



LOT
100

14 Bethel Road, St. Austell, Cornwall PL25 3HA

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A two bedroom detached bungalow situated in the popular Bethel area of St Austell. This spacious property offers a lounge/diner with patio doors to the garden, kitchen, conservatory, two double bedrooms and bathroom, garage and additional on drive parking, outbuildings, BBQ area and has the potential for a loft conversion, subject to any requisite consents, with windows already installed.

Situated

The Bethel area of St Austell is well positioned for a range of amenities including local Spar shop, primary school rated outstanding by OFSTED as well as two play parks. Further afield, the historic market town of St Austell offers a wider range of educational and recreational facilities including a multi-million pound shopping centre, leisure centre, multi-screen cinema, mainline railway and a multitude of primary, secondary and tertiary schooling.

Ground Floor

Entrance porch, hallway, lounge/diner, kitchen, conservatory, two double bedrooms and bathroom.

EPC Rating

D

Auctioneer's note

We understand that the property is likely to be suitable for cash purchasers only. A copy of the mining report is available in the legal pack. Interested parties

Outside

Lawned and gravelled rear garden with BBQ area and useful outbuildings, garage and additional on drive parking.



must make and rely upon their own enquiries and inspections.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

LOT
101

26 Adelaide Street & The Old Forge, Stonehouse, Plymouth PL1 3JG

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A residential lettings opportunity to acquire the freehold Grade II Listed buildings comprising 26 Adelaide Street, with two × one bedroom flats and a three bedroom maisonette on the upper floors, along with a link detached two bedroom house and associated shared courtyard garden area. The properties are all let on established rolling ASTs generating a modest income of £21,360pae, offering the potential for an uplift on the current rental income, or perhaps for a break-up and resale opportunity.

Situated

Adelaide street is centrally located in the historic core of the city and within walking distance to the city centre, panmer market and Drake Circus Shopping Mall. Local transport links can be found close by including the main Plymouth bus and railway station. Central Park is also within close proximity and the Life Centre where you will find swimming and fitness facilities.



SOLD PRIOR

26 Adelaide Street Ground Floor

Communal entrance hall and stairs to the upper floors.

Ground Floor Flat

Lounge, kitchen, bedroom and shower room

First Floor Flat

Lounge, kitchen, bedroom and bathroom

Maisonette

Lounge kitchen, bedroom and bathroom.

Top Floor

Two further bedrooms.

The Old Forge Ground Floor

Kitchen, bedroom two and bathroom.

First Floor

Full size lounge with Juliette balcony, stairs to mezzanine level and main bedroom area.

Outside

Shared enclosed courtyard area with dual access.

Viewings

Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries Countrywide Property Auctions 01395 275691.

LOT
102

Caer Bran & Land, Sancreed, Penzance, Cornwall TR20 8QZ

GUIDE PRICE **£70,000+***

LAND

Description

A once in a lifetime opportunity to acquire a truly unique piece of Cornish history with the remains of an Iron Age Hill Fort and surrounding land totalling circa 23.4 acres comprising a mix of agricultural land, a Christmas tree plantation and a former quarry, with 360 degree panoramic views on the Penwith peninsula. The land is designated as an Area of Outstanding Natural Beauty, is an Historic Landscape and Area of Great Historic Value, an Area of Great Scientific Value, classed as a Scheduled Ancient Monument and is Open Access Land.

Situated

The site is situated circa 1.5 miles to the west of Penzance and to the north of Brane, accessed from the road leading from Sancreed to Grumbla and St. Just.

Viewings

At any reasonable time during daylight hours and at the viewers own risk. Further information is available from Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.

Note

Measurements have been made using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



SOLD PRIOR

LOT
103

Little Poplars, Pilning Street, Pilning, Bristol BS35 4HL

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroom detached bungalow of non-traditional construction set in a plot size of 0.18 acres set in the highly sought after village of Pilning. The property offers good sized living accommodation with two reception rooms, two bedrooms, kitchen, utility room, sun room and attached garage. Little Poplars offers a tremendous opportunity for either full refurbishment or perhaps replacement of the existing dwelling, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of South Gloucestershire Council planning department.

Situated

Pilning is a highly sought after village with local facilities and amenities including St Peters Primary, village shop and post office, public house and church, with a rail link from nearby Severn Beach to Clifton Down and Templemeads, access to both the M4 and M5 within 5 miles and Bristol Airport circa 18 miles.

Ground Floor

Entrance hall, sitting room, dining room, kitchen, utility room, sun room, two bedrooms and bathroom.

Outside

Attached garage/car port and gardens of circa 0.18 acres requiring formalisation.

EPC Rating

G



Viewings

Strictly by prior appointment with Taylors Bradley Stoke 01454 617697. General enquiries Countrywide Property Auctions 01395 275691.

LOT
104

Penstraze Bungalow, Victoria, Roche, St. Austell, Cornwall PL26 8LG

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroom, two reception room detached bungalow requiring refurbishment, with a sun room/conservatory. The property has a detached garage for repair/replacement and a range of useful outbuildings set in a plot size of 0.19 acres of mature gardens requiring formalisation. The property may also lend itself to further extension and possibly redevelopment, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Roche is a popular village situated 6 miles North of St Austell and within half a mile of the main A30 Trunk Road, giving access towards the cathedral city of Truro. There are local shops, amenities, a school, sporting facilities and a doctor's surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the near vicinity and both the Eden Project and Lost Gardens of Heligan are only a short drive away. St Austell town centre offers a wider range of shopping, educational and recreational facilities.

Ground Floor

Entrance hall, sitting room, dining room, kitchen, sun room/conservatory, three bedrooms and bathroom.

Outside

Level gardens for formalisation, detached garage and useful outbuildings.

EPC Rating

TBC



Viewings

Strictly by prior appointment with Stratton Creber St Austell 01736 73254. General enquiries Countrywide Property Auctions 01395 275691.

LOT
105

Flat 1, 2-4 Thurlow Road, Torquay TQ1 3DZ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A vacant ground floor apartment having the benefit of its own private entrance, parking, a small patio area, use of the communal gardens and a further secluded garden area shared solely with Flat 3, forming part of the Marlborough House complex. Whilst in need of some refurbishment the property is likely to appeal to both owner occupiers and those looking for a residential lettings investment to add to their portfolio. The property has the remainder of a 125 year lease dated 25/03/2006 and was previously let at £550pcm/£6,600pae offering a gross yield of 11% at guide.

Situated

Thurlow Road is a well established residential area situated in proximity to Torquay town centre, offering a comprehensive range of shopping, leisure and educational facilities, along with sandy beaches and a marina.

Ground Floor

Flat 1 Living room with bedroom area off, inner hallway, former kitchen and a bathroom.

Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Small patio area, private garden shared with Flat 3, communal gardens and parking.

EPC Rating

TBC

General view of building



LOT
106

38 Fore Street, Torpoint, Cornwall PL11 2AG

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A vacant studio apartment with accommodation arranged over the ground and first floors, having the benefit of a parking space, external storage shed and being within easy walking distance for Torpoint town centre shops, library, post office and the Torpoint Ferry crossing to Plymouth. The property is likely to be of interest to both owner occupiers and the residential lettings fraternity.

Situated

Torpoint offers a range of facilities and amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry. Antony House, Mount Edgumbe Country Park and the beaches along the Whitsand Bay coastline are all within a 10 mile radius of the town centre.

Ground Floor

Entrance hall, shower room.

EPC Rating

E

First Floor

Open plan lounge/kitchen/diner and sleeping platform.

Viewings

Strictly by prior appointment with Miller Countrywide Torpoint 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Allocated parking space and external storage shed.

General view of building



LOT
107

Flat 4, Sinclair House, Elmbank Road, Paignton, Devon TQ4 5NG

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A vacant purpose built one bedroom apartment with an allocated parking space and secure communal entrance hall. This first floor property offers a sitting room, bedroom, kitchen and bathroom, situated in close proximity to the town centre, bus and railway stations.

Situated

The property is situated in popular residential area of St. Michaels. Paignton is a seaside town on the coast of Torbay in Devon, with a bustling town centre, main precinct and its high street stores and gift shops. Number of coastal paths that link the beaches, and harbour. Bus and rail links to neighbouring towns.

Ground Floor

Secure communal entrance hall with stairs rising to all floors.

First Floor

Flat 4 Entrance hall, sitting room, kitchen, bedroom and bathroom.

Outside

Allocated parking space.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 527523. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C



General view of building

LOT
108

70 Normandy Way, Plymouth PL5 1SR

GUIDE PRICE **£145,000+***

RESIDENTIAL INVESTMENT

Description

A sizeable three storey mid terrace property set in an established residential area in proximity of St Budeaux shopping centre. The property is currently arranged as a ground floor one bedroom flat and a three bedroom maisonette on the upper floors, both currently let on ASTs and generating £1,115pcm/£13,380pae, with a walled frontage, rear courtyard and a garage accessed from the service lane.

Situated

St Budeaux offers a range of shopping and leisure facilities, primary schools, library, churches and public houses, with regular public transport by bus and rail to Plymouth city centre and being readily commutable to the A38.

Ground Floor

Communal entrance hall with stairs rising to the upper floors.

Ground Floor Flat Sitting room, kitchen, bedroom and bathroom.

Maisonette

First Floor

Landing, kitchen, sitting room, bedroom.

Top Floor

Two further bedrooms and bathroom.

Outside

Walled frontage, rear courtyard and garage accessed via the rear service lane.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

Ground Floor Flat – D
First Floor Flat – E

LOT
109

Ventonarren Vean, St. Newlyn East, Newquay, Cornwall TR8 5LN

GUIDE PRICE **£390,000+***

VACANT RESIDENTIAL

Description

A rare opportunity to acquire a spacious three bedroom detached character cottage requiring refurbishment, enjoying gardens of circa 0.16 acres on the rural fringes of the highly sought after village St Newlyn East. Surrounded by open farmland on all sides the property also has the benefit of a detached two storey garage, on drive parking and a useful outbuilding, offering tremendous potential to create an enviable rural family home while being just a short walking distance of the village facilities and amenities.

Situated

The quaint village of St Newlyn East offers a primary school, butchers shop, a general stores, church and a family friendly pub with the popular coastal town of Newquay, circa 5 miles away, offering a comprehensive range of shopping, leisure and educational facilities.

Ground Floor

Entrance hall, dual aspect sitting room, dining room, inner hallway with stairs to the first floor, kitchen/breakfast room, rear lobby giving access to the garden.

First Floor

Landing and three bedrooms.

Outside

The gardens extend to circa 0.16 acres requiring formalisation to fully enhance the property and are bordered by open farmland on all sides, having a two storey detached garage, useful outbuilding and additional on drive parking.



EPC Rating

TBC

Viewings

Strictly by prior appointment only with Miller Countrywide Newquay 01637 871242. General enquiries Countrywide Property auctions 01395 275691.

Auctioneer's note

The property is to be sold as seen and will not be cleared.

LOT
110

Crossing Cottage, New Molinnis, Bugle, St. Austell, PL26 8QL

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A two bedroom detached bungalow requiring modernisation and offering the potential for reconfiguration of the existing accommodation to provide a third bedroom subject to any requisite consents. Having the benefit of level gardens, garage and additional on drive parking, the property is also conveniently situated for the facilities and amenities of Bugle village centre, local train station and is readily commutable to both St Austell and the A30.

Situated

Bugle offers a convenience store, public house, takeaway food outlets, church and hairdressing salon and a school catering for children aged 2-11 years, with further facilities and amenities to be found at St Austell circa 5 miles.

Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room, sun porch, two double bedrooms and bathroom.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Level gardens, detached garage, summer house and on drive parking space.



EPC Rating

TBC

LOT
111

Land formerly known as 2a Rawcliffe Rd, Liverpool L9 1AW

GUIDE PRICE £10,000–£15,000*

LAND

Description

A cleared site suitable for redevelopment or to provide a bungalow or possibly two × one 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.



What makes us No 1



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0151 207 6315

From the moment I first contacted Sutton Kersh and spoke to Katie I have been very impressed by her and Sutton Kersh's professionalism. They have been proactive in contacting me and have moved speedily and efficiently in dealing with everything. Most importantly my lot sold for close to the top price Katie had suggested.



Description

A residential investment opportunity currently producing £26,700 per annum. The property comprises a substantial semi-detached house converted to provide four self-contained flats (two x one bed, one x two bed and a Studio) together with one letting room which at the time of our inspection were all fully let by way of Assured Shorthold Tenancies. The property benefits from double glazing and central heating, secure entry income system and digital access system.

Situated

Off Aigburth Road (A561) in a very popular and well-established location close to local amenities, Cressington Railway Station, The Otterspool Promenade, Schooling and approximately 6 miles from Liverpool city centre.



Ground Floor

Main Entrance Hallway.
Flat 1 Lounge/Bedroom, Kitchen, Bathroom/WC.
Flat 2 Open plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

Half Landing

One Room with Kitchenette and Shower/WC.

Second Floor

Flat 4 Lounge, kitchen, bedroom, bathroom/WC.

EPC Rating

Flat 1 – D. Flat 2 – C.
Flat 3 – C. Flat 4 – E.

First Floor

Flat 3 Open plan lounge/kitchen, two bedrooms, bathroom/WC.

Outside

Yard to the rear.

Atlas Estate Agents



Description	Size/Area	Rent	Lease Type	Start Date	Expiry Date	Comments
Flat 1	1 bedroom	£400pcm	AST	01/04/17	—	Studio, tenancy started in April 2017 and is now periodic.
Flat 2	1 bedroom	£475pcm	AST	20/03/21	19/03/22	
Flat 3	2 bedroom	£600pcm	AST	01/04/17	—	Tenancy started in April 2017 and is now periodic.
Flat 4	1 bedroom	£450pcm	AST	01/12/20	30/11/21	
Lettable Room	1 bedroom	£300pcm	AST	01/05/21	31/10/21	Room only, rent includes all bills, tenancy is periodic.
TOTAL	6 bedroom	£26,700pa	—	—	—	—

LOT
113

32 Muriel Street, Liverpool L4 5SB

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for resale or investment purposes with a potential rental income of approximately £6,000 per annum.

Situated

Off Walton Lane in a popular and well established residential location within close proximity to local amenities, Everton Football Club, Goodison Park, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

TBC

SOLD PRIOR



LOT
114

41 Newcastle Road, Liverpool L15 9HP

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental of £5,250 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Charles Berrington Road which in turn is off Heathfield road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room,
Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

EPC Rating

E



LOT
115

Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed first floor flat benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7,080.00 per annum.

Situated

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

Ground Floor
Main Entrance hallway.

First Floor
Flat 3 Open plan Lounge/
Kitchen, two bedrooms,
Bathroom/WC with walk in
shower

Outside

Communal yard.

EPC Rating

D.

SOLD PRIOR



LOT
116

81 Cambria Street, Liverpool L6 6AP

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

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 £4,500 per annum.

Situated

Off Molyneux Road in a popular and well established residential location within close proximity to local amenities, Kensington High Street, Schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen,
Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

D



LOT
117

80 Cambria Street, Liverpool L6 6AR

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

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 £4,800 per annum.

Situated

Off Molyneux Road in a popular and well established residential location within close proximity to local amenities, Kensington High Street, Schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

C



LOT
118

14 Frodsham Street, Liverpool L4 5XA

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,300 per annum.

Situated

Off Goodison Road in a popular location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.



LOT
119

56 Hannan Road, Kensington, Liverpool L6 6DB

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A five bed HMO investment opportunity producing £18,000 per annum. The property comprises a three storey mid terrace house converted to provide a fully licensed five bedroom HMO benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancies producing £18,000 per annum.

Situated

Off Molyneux Road and Kensington High Street in a popular location within easy reach of local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, one Letting Room, Communal Lounge, Kitchen

EPC Rating

D

First Floor

Three Letting Rooms (one with an en-suite), Shower/W.C

Second Floor

One Letting Room Above

Outside

Yard to Rear



LOT
120

29 Malvern Road, Kensington, Liverpool L6 6BN

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A five bed HMO investment opportunity fully let producing £19,416 per annum. The property comprises a three storey mid terrace house converted to provide a fully licensed five bedroom HMO benefiting from double glazing and central heating. The property is currently fully let by way of Assured Shorthold Tenancies producing £19,416 per annum.

Situated

Off Sheil Road in a popular and well established location close to local amenities, transport links, Liverpool Football Club, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, one Letting room, Communal Lounge, Kitchen.

EPC Rating

D

First Floor

Three Lettings rooms (one with en-suite shower room), Shower room/WC.

Second Floor

One Letting room, Store room.

Outside

Yard to Rear.



LOT
121

Apt 7 The Egerton, 49–51 Egerton Park, Birkenhead CH42 4RA

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A first floor one bedroom flat benefiting from double glazing and central heating. The property is currently tenanted on a Assured Shorthold Tenancy producing £4,920 per annum.

Situated

Off Bebington Road (B5148) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Pyramids Shopping Centre.

Ground Floor

Entrance Hall

First Floor

Flat Hall, Open Plan Living Room, Kitchen, Bedroom, Bathroom/WC.

Outside

Communal parking and gardens.

EPC Rating

C.

Note

Please note Sutton Kersh have not internally inspected the property.



SOLD PRIOR

LOT
122

50 Hamilton Square, Birkenhead, Merseyside CH41 5AS

GUIDE PRICE **£250,000+***

VACANT COMMERCIAL

Description

A substantial Grade I listed double fronted former bank building with residential accommodation to the upper floors. The top floor comprises a flat with its own access from the rear producing a peppercorn ground rent. There is a secondary means of access to the upper floors from an enclosed staircase fronting Hamilton Street. The property would be suitable for a number of uses to include residential conversion, subject to obtaining the necessary consents. Planning permission was granted in March 2020 for an Apart Hotel to the ground, first and second floors. (Planning Ref. APP/19/01689).

Situated

On the corner of Hamilton Square and Hamilton Street in a prominent position in the main commercial centre of the town and overlooking Hamilton Square Gardens, close to Queensway Tunnel which provides easy access to Liverpool city centre. The immediate surrounding area provides a wide mix of residential houses and apartments, industrial workspace and retail premises.

Lower Ground Floor

Three Rooms and stores.

Ground Floor

Banking Hall, Office, Rear room with dumbwaiter to the lower ground floor.

First Floor

Kitchen, Offices, WCs (No fittings)

Second Floor

Two Offices, Kitchen, WCs (No fittings)



LOT
123

322 Rice Lane, Liverpool L9 2BL

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A six bedroomed HMO investment opportunity which has been fully refurbished and is in excellent condition ready for immediate occupation. The property benefits from double glazing, central heating, new fire alarms, heat and smoke detectors, fully fitted kitchen with integrated appliances, rear garden and garage. When fully let the potential rental income is approximately £30,000 per annum. Viewing is highly recommended.

Situated

Fronting Rice Lane in a popular and well established residential location to local amenities and within walking distance to Rice Lane Train Station. Approximately 5 miles from Liverpool city centre.

Basement

Not internally inspected by
Sutton Kersh

Outside

Rear Garden, Garage

Ground Floor

Hall, Living Room, Kitchen/
Dining Room

EPC Rating

E

First Floor

Six Double Bedrooms,
Bathroom/WC



Next auction
Thursday 7 April 2022

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

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Money Laundering Regulations

Due 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. 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.

ID can be approved as follows:

The quickest and easiest way for us to verify your identity and for you to become “bid ready” is via our online registration process. You will be invited to complete our process via your tablet or smartphone using our partners Credas verification app. Once you are verified you will be able to complete telephone, internet or proxy bidding forms through your user account.

Alternatively

If you are unable to complete our online registration process and will be sending us a hard copy of the remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. A list of acceptable documents can be found below.

Registration must be completed in advance of the auction date, otherwise you will be unable to bid.

Solicitors, the bank, an accountant, or other professional body including ourselves can certify the relevant ID. <https://www.gov.uk/certifying-a-document>.

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

1. In the case of **an individual bidding at auction**, we require 3 forms of certified ID, one photographic and one proof of residence – a list of acceptable documents can be found below.
2. In the case of **an individual acting on behalf of a third party individual**, we require all parties to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
3. In the case of **an individual acting on behalf of a UK registered limited company or Limited Liability Partnership (LLP)** we will require evidence of authorisation to act together with details about the company including:
 - Company Registration Number
 - Certificate of incorporation
 - Proof of Registered Office Address
 - Full names of Board of Directors
 - For an LLP, ID for 2 designated members
 - Proof of Registered Office Address
 - ID for the individual(s) controlling the transaction
 - ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights
 - For LLPs we require ID for 2 designated members
4. In the case of **business partnerships**, we require all partners and any parties controlling the transaction to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
5. In the case of **Trusts** we require a copy of the trust deed, ID for the trustees and ID for any beneficiary with an interest of more than 25% in the trust. All parties must complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
6. Funds for the deposit – The deposit must be paid form a UK bank or building society. We may ask for evidence of the source of funds and the link between the bidder or buyer and the provider of the funds.
7. Your ID will be kept on file in line with our group document retention policy and we will only require updated documents if your name or address changes. 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, Credas 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 this is not a credit check but may leave a soft footprint on your records. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
8. Pre-registration to bid remotely will need to be in place 24 hours before the date of the auction. In all cases we will require proof of funds.

Acceptable Identification Documents

We require **both** primary and secondary identification documents.

Please note, the same ID document(s) cannot be used more than once. We **do not** accept expired documents outside of their valid dates.

A Primary documents – individual’s proof of ID

(one document from **List 1** or one document from **both List 2 and List 3**)

List 1:

- Valid passport with a full Machine Readable Zone (MRZ)
- Valid photo card driving licence (Full and Provisional)
- Valid full National Identity Card with MRZ (both sides)
- Valid Firearms certificate/shotgun licence.
- Valid UK Biometric Residence Permit (both sides)

or

List 2:

- Local authority council tax bill (for the current council tax year)
- Department of Work & Pensions letter within the last **12** months
- Her Majesty’s Revenue and Customs (HMRC) notification dated within the last **12** months
- Disclosure and Barring Service (DBS) letter within the last **12** months
- Home Office Letter within the last **12** months
- Valid full UK driving licence (non-photo, paper) issued before 1998 (as long as the address is current)

and

List 3:

- Local authority council tax bill (for the current council tax year)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Bank Letter within the last **3** months
- Credit card statement, dated within the last **3** months
- Bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Court appointment letter within the last **12** months

B Secondary documentation – individual’s proof of address

Secondary identification documents must show full name and current home address. We accept downloaded utility bills and bank statements printed from the internet, as identified below, however for all other documents, we must see/verify the originals.

Note: to avoid any delays please do not delete bank account numbers and sort codes, National Insurance numbers as we are able to verify these details.

Note: we do **not** accept expired documents outside of their valid dates.

- Valid full photo card driving licence (Full and Provisional)
- UK bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Mortgage statement, (dated within the last **3** months) (**accept internet printed**)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Local authority council tax bill (for the current council tax year)
- Local/State Benefit Letter within the last **12** months
- Her Majesty’s Revenue and Customs (HMRC) notification dated within the last **12** months
- Royal Mail – mail redirection confirmation within the last **3** months
- TV Licence within the last **12** months
- Letter from a Solicitors Regulatory Authority authorised Solicitor within the last **3** months
- Current tenancy agreement issued by a solicitor, Housing Association, Council or reputable letting agent.

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 countrywide.co.uk/notice/PrivacyNotice.pdf

Printed 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



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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.

SPECIAL 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.
- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 If WE provide information, or a copy of a DOCUMENT, 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.		
	(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.		
	(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.		
	(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 mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.		
	(g) any interest which overrides, under the Land Registration Act 2002;			G10	Interest and apportionments
	(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and			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.
	(i) anything the SELLER does not and could not reasonably know about.			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.
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.			G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
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		(a) the BUYER is liable to pay interest; and
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		(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;
	(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:
	(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;
G1.8	The BUYER buys with full knowledge of		(c) 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	G5.2	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.		(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.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	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.	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER		
			(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;		
			(b) the form of new lease is that described by the SPECIAL CONDITIONS; and		
			(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.		
G2	Deposit	G6	COMPLETION	G11	ARREARS
G2.1	The amount of the deposit is the greater of:	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.	Part 1 – Current rent	
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); 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	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.
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	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.	G11.2	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	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.	G6.3	Payment is to be made in pounds sterling and only by	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	Part 2 – BUYER to pay for ARREARS	
G3	Between CONTRACT and COMPLETION		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
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	G6.4	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.	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.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) terminate the CONTRACT; and	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.
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	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.	Part 3 – BUYER not to pay for ARREARS	
G3.2	If the SELLER is required to insure the LOT then the SELLER	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	(a) must produce to the BUYER on request all relevant insurance details;				(a) so state; or
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;				(b) give no details of any ARREARS.
	(c) gives no warranty as to the adequacy of the insurance;			G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(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;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(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				(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);
	(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;				(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;
	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	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;
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.	G7.1	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.		(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
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G7.2	The person giving the notice must be READY TO COMPLETE.		(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.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		
G4	Title and identity		(a) terminate the CONTRACT;		
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.		(b) claim the deposit and any interest on it if held by a stakeholder;		
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		(c) forfeit the deposit and any interest on it;		
	(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.		(d) resell the LOT; and		
	(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.		(e) claim damages from the BUYER.		
	(c) If title is in the course of registration, title is to consist of:	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:		
	(i) certified copies of the application for registration of title		(a) terminate the CONTRACT; and		
			(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		
		G8	If the CONTRACT is brought to an end		
			If the CONTRACT is lawfully brought to an end:		
			(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
			(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.		
		G9	Landlord's licence		
		G9.1	Where the LOT is or includes leasehold land and licence to assign 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:
- observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - give notice of assignment to the tenant; and
 - 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:
- 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
 - this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - 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
- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - 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;
 - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - 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
- of the BUYER'S VAT registration;
 - that the BUYER has made a VAT OPTION; and
 - 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
- 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
 - 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:
- 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;
 - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - 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:
- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - 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 1 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
- in its condition at COMPLETION;
 - for such title as the SELLER may have; and
 - 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:
- 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
 - 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:
- 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.
 - the BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - 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.
 - 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:
- service charge expenditure attributable to each TENANCY;
 - payments on account of service charge received from each tenant;
 - any amounts due from a tenant that have not been received;
 - any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- that 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
 - 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:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - 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:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - 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:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - 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
 - 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:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - 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:
- hold the warranty on trust for the BUYER; and
 - 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:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
 - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - 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:
- apply for registration of the TRANSFER;
 - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - 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:
- delivered by hand; or
 - made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - 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:
- when delivered, if delivered by hand; or
 - 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:

- 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)
- 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 £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

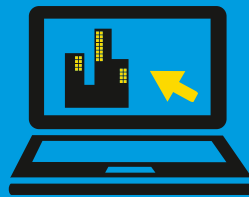
G30.3 Extra Auction Conduct Conditions

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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