

NOW INVITING
INSTRUCTIONS
FOR OUR
12TH SEPTEMBER AUCTION
AT THE MARRIOTT HOTEL

SuttonKersh



1ST FOR AUCTIONS

Thursday 11th July 2019

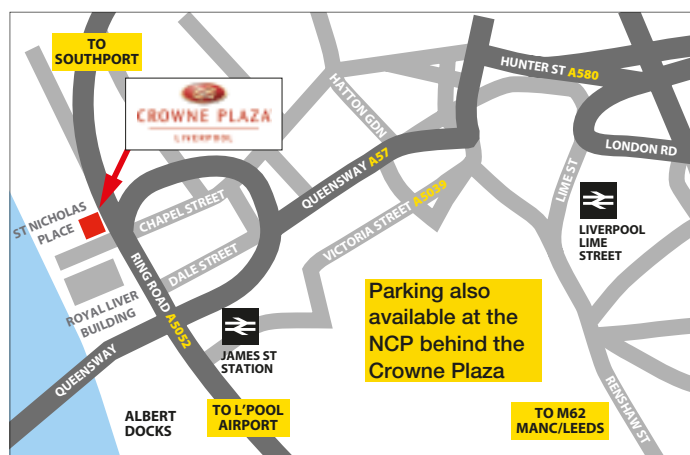
Commencing at 12 noon at

Crowne Plaza, 2 St Nicholas Place

Pier Head, Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

**Entries are invited from
owners or their agents**

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2019

AUCTION DATES

Thursday 14th February
Thursday 28th March
Wednesday 15th May
Thursday 11th July
Thursday 12th September
Thursday 31st October
Thursday 12th December

CLOSING DATES

18th January
1st March
19th April
14th June
16th August
4th October
15th November

VENUE

Crowne Plaza
Crowne Plaza
Crowne Plaza
Crowne Plaza
Marriott Hotel
Marriott Hotel
Marriott Hotel

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



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

CONTACT

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

Katie Donohue BSc (Hons) MNAVA
katie@suttonkersh.co.uk

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

for free advice or to arrange a free valuation

0151 207 6315

auctions@suttonkersh.co.uk



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



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



Alexa Fell
Auction Administrator
alexa.fell@suttonkersh.co.uk



Toni Obi
Auction Administrator
toni_obi@suttonkersh.co.uk



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



Estate Agency Disclaimer: Sutton Kersh is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority. Registered in England No.00789476, Registered office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP.

Auctioneer's pre-sale announcements

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

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

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit payment subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 A successful purchaser will also be required to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
- 17 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 18 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)
- 19 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 20 Sutton Kersh hold regular property auctions throughout the year.
- 21 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

* Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

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

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both

the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (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.

Liverpool-Based Auction House Brings the Summer Sunshine to the Housing Industry Despite Miserable National Trends

Having already reached the £19m mark in 2019 property sales, Sutton Kersh's set of summer auctions are expected to continue their domination of the local area.

Demonstrating their success above local competition, the auction house has already hosted a handful of notable auctions over the course of the year – consistently selling over 85% of all lots offered on the day.

In particular the July auction, one of the most popular auctions of the year, has already hit the ground running with an impressive catalogue of lots and number of presales before the auction.

With a handful of period properties across the Liverpool area, there is also a key focus on the more quirky lots in their upcoming auction – from Anglesea beach huts to quaint Liverpudlian cottages.

Cathy Holt, Associate Director from Sutton Kersh said “We’re coming up to half a year and we have some fantastic results. This auction is especially interesting, with some quirky lots that are sure to bring interest from across the country.”

“We know that the weather hasn’t been up to scratch, this year, so we didn’t expect each auction to be as busy as they have been. There’s been barely enough room to stand, with an excited room every time!”

Lots that are to be of particular interest include:

- Lot 29: An inviting, rustic beach hut based on Main Beach, Abersoch – Guide price: 125,000
- Lot 14: A mixed-used property with a potential income of over 15,000 per annum – Guide price: 135,000
- Lot 13: A period property based just outside Liverpool City-Centre – Guide price: 80,000

For more information about the next Sutton Kersh auction, visit www.suttonkersh.co.uk/auctions or call 0151 207 6315.



Auction results Thursday 15th May 2019

LOT	PROPERTY	RESULT	PRICE
1	3 Stanton Avenue, Litherland, Liverpool L21 9LJ	Sold	£108,000
2	38 Beversbrook Road, Liverpool L11 2UL	Sold Prior	
3	129 Woodville Street, St. Helens, Merseyside WA10 1ET	Sold	£51,000
4	12 Randolph Street, Liverpool L4 0SA	Sold	£40,500
5	34 Fairbank Street, Liverpool L15 4JQ	Sold	£55,000
6	189 Bedford Road, Bootle, Merseyside L20 2DR	Sold Prior	
7	9 Croxteth Road, Bootle, Merseyside L20 5EA	Postponed	
8	47 Gorton Road, Old Swan, Liverpool L13 4DG	Sold	£80,000
9	178 Seaview Road, Wallasey, Merseyside CH45 5HA	Sold After	
10	17 Holland Street, Liverpool L7 0JG	Sold	£120,000
11	46/48 Grey Road, Liverpool L9 1AY	Available At	£340,000
12	Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL	Available At	£45,000
13	29 Dewsbury Road, Liverpool L4 2XE	Sold After	
14	110 Brunswick Road, Buckley, Clwyd CH7 2ER	Sold Prior	
15	5 Kipling Avenue, Birkenhead, Merseyside CH42 2DH	Sold After	
16	61 Sedley Street, Liverpool L6 5AE	Sold Prior	
17	177 Rathbone Road, Wavertree, Liverpool L13 1BA	Withdrawn	
18	41 St. Marys Road And 2 & 2a Mercer Street, Garston, Liverpool L19 2NJ	Sold	£140,000
19	7 Brookside Road, Prescot, Merseyside L35 5BX	Sold Prior	
20	33 Longfellow Street, Liverpool L8 0QU	Available At	£165,000
21	21 Sevenacre Road, Liverpool L23 9UH	Withdrawn	
22	9 Second Avenue, Rainhill, L35 4LW	Sold	£93,000
23	Park Lodge, 28 New Chester Road, Wirral, Merseyside CH62 5AB	Sold Prior	
24	115 Strathcona Road, Liverpool L15 1EB	Sold	£45,000
25	5 Renwick Road, Liverpool L9 2DD	Sold	£80,000
26	552 Longmoor Lane, Liverpool L10 9LA	Postponed	
27	21 Oakfield Road, Walton, Liverpool L4 2QE	Sold	£65,000
28	97 Wellington Street, Millom, Cumbria LA18 4DH	Withdrawn	
29	299 Binns Road, Liverpool L13 1BS	Sold After	
30	42 Colville Street, Liverpool L15 4JX	Sold Prior	
31	Flat 67, Beech Rise, Roughwood Drive, Liverpool L33 8WY	Sold	£26,500
32	126 Linacre Road, Liverpool L21 8JT	Available At	£45,000
33	130 Linacre Road, Liverpool L21 8JT	Sold	£40,000
34	33 Derby Lane, Old Swan, Liverpool L13 3DL	Available At	£400,000
35	103-105 City Road, Liverpool L4 5UW	Available At	£45,000
36	79 Bedford Road, Bootle, Merseyside L20 7DN	Sold Prior	
37	6 Mirfield Street, Liverpool L6 6BD	Sold	£43,000
38	20a Rainbow Drive, Melling, Liverpool L31 1BZ	Sold	£56,000
39	28 Hinton Street, Fairfield, Liverpool L6 3AR	Sold Prior	
40	22 New Chester Road, Wirral, Merseyside CH62 5AB	Sold After	
41	16 Moscow Drive, Liverpool L13 7DH	Postponed	
42	12 Whitelodge Avenue, Liverpool L36 2PU	Sold	£71,000
43	31 Primrose Court, Liverpool L36 8DH	Sold	£35,500
44	27 Ramilies Road, Liverpool L18 1EE	Sold	£192,500
45	61 Lenthall Street, Liverpool L4 5TN	Sold After	
46	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	Available At	£70,000
47	16 Thornton Close, Lowton, Warrington WA3 1DW	Sold	£66,000
48	30 Marnel Drive, Pentre, Deeside, Clwyd CH5 2AE	Sold	£70,000
49	81/83 Holt Road And 1a Stamford Street, Liverpool L7 2PN	Sold	£169,000
50	1 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX	Sold	£217,500
51	Apt 405, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD	Available At	£85,000
52	488 Rice Lane, Liverpool L9 2BW	Sold Prior	
53	318 Rice Lane, Liverpool L9 2BL	Sold Prior	
54	67 Milton Street, Southport, Merseyside PR9 7aj	Sold Prior	

55	91 Aspes Road, West Derby, Liverpool L12 6QA	Sold After	
56	11 Whitby Road, Ellesmere Port CH65 8AA	Postponed	
57	10 Primrose Court, Liverpool L36 8DH	Sold	£39,500
58	40 Makin Street, Liverpool L4 5QG	Sold After	
59	16 Primrose Court, Liverpool L36 8DH	Sold	£38,500
60	15 Birchfield Way, Liverpool L31 4DS	Sold Prior	
61	293 Breck Road, Everton, Liverpool L5 6PU	Sold Prior	
62	38 Gautby Road, Birkenhead, Merseyside CH41 7DR	Sold	£36,000
63	40 Gautby Road, Birkenhead, Merseyside CH41 7DR	Sold	£38,000
64	95 Esmond Street, Liverpool L6 5AY	Sold After	
65	1 Ennismore Road, Old Swan, Liverpool L13 2AS	Sold	£65,000
66	Flat 2, Rosegarth Green, Liverpool L13 5TT	Sold	£42,000
67	68 Bala Street, Liverpool L4 2QW	Sold	£36,500
68	Apt 304 City Gate, 5 Blantyre Street, Manchester M15 4JS	Sold	£154,000
69	60 Oakhill Road, Old Swan, Liverpool L13 5UF	Sold	£69,000
70	11 New Road Court, Liverpool L13 8EF	Sold	£25,500
71	9 Thurston Road, Liverpool L4 2SD	Sold Prior	
72	34 Gautby Road, Birkenhead, Merseyside CH41 7DR	Sold	£38,000
73	Unit 65, L1 Building, 21 Jamaica Street, Liverpool L1 0AF	Sold	£58,500
74	47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX	Sold Prior	
75	2 Dell Street, Liverpool L7 2QA	Sold Prior	
76	77 Church Road, Liverpool L13 2AY	Sold	£74,000
77	32 Coral Avenue, Huyton, Liverpool L36 2PZ	Sold	£71,500
78	343 Park Road, Toxteth, Liverpool L8 9RE	Sold Prior	
79	5 Warbreck Avenue, Liverpool L9 4RL	Sold Prior	
80	Poulton Road Clinic, 90-92 Poulton Road, Southport, Merseyside PR9 7BW	Sold	£141,000
81	8 Lester Close, Liverpool L4 4QH	Sold After	
82	15 Park Square, Ashton-Under-Lyne, Lancashire OL6 9RT	Sold	£65,000
83	2 Hornsey Road, Liverpool L4 2TN	Sold	£70,000
84	Vacant Sites At Corners Of Cotswold Street/Holt Road, Liverpool, L7 2PY	Withdrawn	
85	51 Wordsworth Street, Liverpool L8 0RP	Postponed	
86	33 Brookside, West Derby, Liverpool L12 0BA	Sold	£44,000
87	2 Galloway Street, Liverpool L7 6PD	Sold	£57,000
88	77 Pendenis Street, Liverpool L6 5AG	Sold Prior	
89	2-6 Townsend Lane, Anfield, Liverpool L6 0BA	Available At	£225,000
90	34 Edge Grove, Liverpool L7 0HW	Withdrawn	
91	153 Orwell Road, Liverpool L4 1XU	Postponed	
92	Land At Hinderton Road/Holt Hill, Birkenhead, Merseyside CH41 9AD	Sold	£15,000
93	48 Plumer Street, Liverpool L15 1EE	Available At	£57,500
94	12 Primrose Court, Liverpool L36 8DH	Sold	£35,000
95	31 Pine Close, Huyton, Liverpool L36 3RR	Sold	£67,000
96	98-102 Linacre Road, Litherland, Liverpool L21 8JT	Withdrawn	
97	Criccieth Railway Station, Station Square, Criccieth, Gwynedd LL52 0RW	Available At	£190,000
98	106 County Road, Walton, Liverpool L4 3QW	Sold Prior	
99	22 Earle Road, Liverpool L7 6HF	Sold Prior	
100	58 Knoclaidd Road, Liverpool L13 8DB	Sold	£75,000
101	65 Romer Road, Liverpool L6 6DH	Sold After	
102	Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP	Available At	£240,000
103	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	Available At	£55,000
104	77-79 Claremont Road, Seaforth, Liverpool L21 1HT	Sold	£218,000
105	12 Wendell Street, Liverpool L8 0RQ	Sold	£50,000
106	Flat 1 Aylesbury House, 9 The Fieldings, Liverpool L31 2PT	Postponed	
107	78 Hawthorne Road, Bootle, Merseyside L20 9JX	Postponed	

Total Realisation = **£5,832,149**

Bidder's registration and identification form

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

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

Bidder:

Lot/s Paddle no.

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 6 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

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

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

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3000 (whichever is greater).

The Buyer's Administration Charge is 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) on each Lot.

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

Tick Item Ref No

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed on behalf of Sutton Kersh Date

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

Money Laundering Regulations

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

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

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

ID can be approved as follows:

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

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

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

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

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

Order of sale Thursday 11th July

For sale by public auction unless sold prior or withdrawn

1	39 Pemberton Road, Old Swan, Liverpool L13 3EG	£70,000+
2	Flats 1-4, 444 Mill Street, Liverpool L8 4RG	£125,000+
3	83 Hawkins Street, Liverpool L6 6BY	£40,000+
4	Apt 3, 12 Croxteth Grove, Liverpool L8 0RX	£75,000+
5	Flat 1 Aylesbury House, 9 The Fieldings, Liverpool L31 2PT	£80,000+
6	365 Mill Street, Liverpool L8 4RB	£85,000+
7	78 Hawthorne Road, Bootle, Merseyside L20 9JX	£45,000+
8	9 Croxteth Road, Bootle, Merseyside L20 5EA	£50,000+
9	25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX	£80,000+
10	2 Ettington Road, Liverpool L4 2SX	£58,000+
11	48 Plumer Street, Liverpool L15 1EE	£45,000+
12	441 Cherry Lane, Liverpool L4 8SB	£65,000+
13	Flat 3, 122 Bedford Street South, Liverpool L7 7DA	£80,000+
14	125/125a Windsor Street, Liverpool L8 8EF	£135,000+
15	4 Stoneycroft Crescent, Liverpool L13 6QW	£175,000+
16	54 Ronald Street, Liverpool L13 2AB	£45,000+
17	2d Whitby Road, Ellesmere Port CH65 8AD	£70,000+
18	36 Rockhouse Street, Liverpool L6 4AP	£45,000+
19	43 Bridge Street, Caernarfon, Gwynedd LL55 1AF	£60,000-£70,000
20	18 Ludwig Road, Liverpool L4 2QL	£30,000-£40,000
21	27 Windle Grove, Windle, St. Helens, Merseyside WA10 6HN	£180,000+
22	552 Longmoor Lane, Liverpool L10 9LA	£135,000+
23	139 Aigburth Road, Aigburth Vale, Liverpool L17 0BJ	£300,000+
24	42 Dartington Road, Platt Bridge, Wigan, Lancashire WN2 5BE	£75,000+
25	107 Roxburgh Street, Liverpool L4 3SZ	£42,000+
26	1-3 Bridge Street, Bootle, Merseyside L20 8AN	£200,000+
27	2-6 Townsend Lane, Anfield, Liverpool L6 0BA	£175,000+
28	34 Edge Grove, Liverpool L7 0HW	£125,000+
29	Beach Hut 4, Porth Mawr, Main Beach, Gwynedd LL53 7EY	£125,000+
30	118 Chirkdale Street, Liverpool L4 3SQ	£40,000+
31	323 - 323a East Prescott Road, Liverpool L14 2DD	£55,000+
32	32 Townsend Lane, Anfield, Liverpool L6 0BA	£35,000+
33	Land At The Rear Of 81-95 Ridge Hill Lane, Cheshire SK15 1DB	£420,000+
34	145 Deysbrook Lane, Liverpool L12 4YE	£60,000+
35	19 Utting Avenue, Liverpool L4 7UN	£45,000+
36	9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH	£105,000+
37	78 Garnett Avenue, Liverpool L4 1TS	£60,000+
38	76 Carisbrooke Road, Liverpool L4 3RA	£70,000-£80,000
39	2a Pear Grove, Liverpool L6 9HR	£35,000+
40	22 Hoylake Road, Birkenhead, Merseyside CH41 7BX	£20,000-£30,000
41	109 North Sudley Road, Liverpool L17 6BS	£175,000+
42	Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW	£10,000-£20,000
43	115 Olney Street, Liverpool L4 5QW	£50,000+
44	Criccieth Railway Station, Station Square, Criccieth, Gwynedd LL52 0RW	£155,000+
45	82 Oldbridge Road, Liverpool L24 2TW	£45,000+
46	12 Munster Road, Old Swan, Liverpool L13 5ST	£50,000+
47	Land At Dollywood Close, Buxworth, High Peak, Derbyshire SK23 7NX	£400,000+
48	19 Holmrook Road, Liverpool L11 3AG	£50,000+
49	221 Lisburn Lane, Liverpool L13 9AQ	£70,000-£80,000
50	112 Lauriston Road, Liverpool L4 9SZ	£80,000-£90,000
51	16 Chelsea Road, Litherland, Liverpool L21 8HJ	£45,000+
52	35 Rossett Street, Liverpool L6 4AN	£50,000+

53	Land At Cotswold Street, Liverpool L7 2PY	£75,000+
54	The Masonic Arms, 35 Devonshire Place, Runcorn, Cheshire WA7 1JG	£375,000+
55	9 Clifton Road East, Liverpool L6 4EB	£70,000–£80,000
56	19 Glencairn Road, Liverpool L13 2AL	£57,000+
57	31 Deane Road, Liverpool L7 0ES	£120,000+
58	3 Garages & Land At Chapel Avenue, Liverpool L9 2BY	£10,000+
59	The Crosville Social Club, Glan Y Mor Road, Llandudno Junction LL31 9RU	£60,000–£70,000
60	44 Bligh Street, Liverpool L15 0HF	£50,000+
61	21 Scarisbrick Crescent, Liverpool L11 7DL	£50,000–£55,000
62	96 School Way, Speke, Liverpool L24 1UJ	£50,000–£60,000
63	27 Grey Road, Liverpool L9 1AX	£120,000+
64	202 Stanley Road, Bootle, Liverpool L20 3EP	£150,000+
65	24 & 24a Carr Lane East, Liverpool L11 4SQ	£45,000+
66	10 Primrose Court, Huyton, Liverpool L36 8DH	£30,000+
67	10 New Road Court, Liverpool L13 8EF	£15,000+
68	15 New Road Court, Liverpool L13 8EF	£15,000+
69	11 New Road Court, Liverpool L13 8EF	£15,000–£20,000
70	54 Church Road, Roby, Liverpool L36 9TP	£325,000+
71	Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL	£30,000–£40,000
72	39 Sandway Crescent, Liverpool L11 2SN	£40,000+
73	16 Needham Road, Liverpool L7 0EG	£65,000+
74	42 North Road, St. Helens, Merseyside WA10 2TR	£60,000–£70,000
75	369 Smithdown Road, Liverpool L15 3JJ	£75,000+
76	497 Rice Lane, Liverpool L9 8AP	£150,000+
77	79 Cameron Street, Kensington, Liverpool L7 0EN	£70,000+
78	3 Dee Court, Ribble Road, Gateacre, Liverpool L25 5PW	£40,000+
79	21 Bishop Road, Liverpool L6 0BJ	£45,000+
80	20 Westcott Road, Liverpool L4 2RF	£30,000+
81	231 Walton Village, Liverpool L4 6TH	£55,000+
82	Apt 33 Daniels House, Trinity Road, Liverpool L20 3RG	£30,000+
83	31 Utting Avenue, Liverpool L4 7UN	£37,000+
84	135 Finch Lane, Knotty Ash, Liverpool L14 9PY	£55,000+
85	70 Kirkway, Middleton, Manchester M24 1EL	£120,000+
86	126 Linacre Road, Liverpool L21 8JT	£40,000+
87	18 Kenyon Road, Allerton, Liverpool L15 5BD	£100,000+
88	46 Armley Road, Liverpool L4 2UN	£50,000–£55,000
89	Pod 64 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD	£30,000–£35,000
90	Pod 65 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD	£30,000–£35,000
91	35 Aspen Grove, Toxteth, Liverpool L8 0SR	£80,000+
92	31 Boulderstone Road, Stalybridge, Cheshire SK15 1HJ	£120,000+
93	9 Cranborne Road, Liverpool L15 2HX	£90,000+
94	34 Scorton Street, Liverpool L6 4AT	£45,000+
95	2 Pope Street, Bootle, Merseyside L20 4PH	£50,000+
96	12 Marcham Way, Norris Green, Liverpool L11 2TA	£55,000+
97	17 Roughwood Drive, Kirkby, Liverpool L33 9TY	£50,000+
98	234 Derby Road, Bootle, Liverpool L20 8JL	£150,000+
99	121 Roughwood Drive, Kirkby, Liverpool L33 9UG	£55,000+
100	29 Shirdley Avenue, Kirkby, Liverpool L32 7QG	£50,000+
101	33 Quernmore Road, Kirkby, Liverpool L33 6UY	£50,000+
102	8 Crocus Street, Liverpool L5 7RU	£30,000–£35,000

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

Order of sale **by type**

VACANT RESIDENTIAL

- 1 39 Pemberton Road, Old Swan, Liverpool L13 3EG
- 3 83 Hawkins Street, Liverpool L6 6BY
- 4 Apt 3, 12 Croxteth Grove, Liverpool L8 0RX
- 5 Flat 1 Aylesbury House, 9 The Fieldings, Liverpool L31 2PT
- 7 78 Hawthorne Road, Bootle, Merseyside L20 9JX
- 9 25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX
- 11 48 Plumer Street, Liverpool L15 1EE
- 12 441 Cherry Lane, Liverpool L4 8SB
- 16 54 Ronald Street, Liverpool L13 2AB
- 18 36 Rockhouse Street, Liverpool L6 4AP
- 20 18 Ludwig Road, Liverpool L4 2QL
- 21 27 Windle Grove, Windle, St. Helens, Merseyside WA10 6HN
- 22 552 Longmoor Lane, Liverpool L10 9LA
- 28 34 Edge Grove, Liverpool L7 0HW
- 32 32 Townsend Lane, Anfield, Liverpool L6 0BA
- 34 145 Deysbrook Lane, Liverpool L12 4YE
- 38 76 Carisbrooke Road, Liverpool L4 3RA
- 41 109 North Sudley Road, Liverpool L17 6BS
- 43 115 Olney Street, Liverpool L4 5QW
- 46 12 Munster Road, Old Swan, Liverpool L13 5ST
- 50 112 Lauriston Road, Liverpool L4 9SZ
- 55 9 Clifton Road East, Liverpool L6 4EB
- 56 19 Glencairn Road, Liverpool L13 2AL
- 57 31 Deane Road, Liverpool L7 0ES
- 60 44 Bligh Street, Liverpool L15 0HF
- 62 96 School Way, Speke, Liverpool L24 1UJ
- 63 27 Grey Road, Liverpool L9 1AX
- 66 10 Primrose Court, Huyton, Liverpool L36 8DH
- 67 10 New Road Court, Liverpool L13 8EF
- 68 15 New Road Court, Liverpool L13 8EF
- 69 11 New Road Court, Liverpool L13 8EF
- 70 54 Church Road, Roby, Liverpool L36 9TP
- 72 39 Sandway Crescent, Liverpool L11 2SN
- 73 16 Needham Road, Liverpool L7 0EG
- 77 79 Cameron Street, Kensington, Liverpool L7 0EN
- 80 20 Westcott Road, Liverpool L4 2RF
- 82 Apt 33 Daniels House, Trinity Road, Liverpool L20 3RG
- 85 70 Kirkway, Middleton, Manchester M24 1EL
- 88 46 Amley Road, Liverpool L4 2UN
- 91 35 Aspen Grove, Toxteth, Liverpool L8 0SR
- 92 31 Boulderstone Road, Stalybridge, Cheshire SK15 1HJ
- 93 9 Cranborne Road, Liverpool L15 2HX
- 94 34 Scorton Street, Liverpool L6 4AT
- 102 8 Crocus Street, Liverpool L5 7RU

RESIDENTIAL INVESTMENT

- 2 Flats 1-4, 444 Mill Street, Liverpool L8 4RG
- 6 365 Mill Street, Liverpool L8 4RB
- 8 9 Croxteth Road, Bootle, Merseyside L20 5EA
- 10 2 Ettington Road, Liverpool L4 2SX
- 13 Flat 3, 122 Bedford Street South, Liverpool L7 7DA
- 19 43 Bridge Street, Caernarfon, Gwynedd LL55 1AF
- 24 42 Dartington Road, Platt Bridge, Wigan, Lancashire WN2 5BE
- 25 107 Roxburgh Street, Liverpool L4 3SZ
- 27 2-6 Townsend Lane, Anfield, Liverpool L6 0BA
- 30 118 Chirkdale Street, Liverpool L4 3SQ
- 37 78 Garnett Avenue, Liverpool L4 1TS
- 39 2a Pear Grove, Liverpool L6 9HR
- 45 82 Oldbridge Road, Liverpool L24 2TW
- 48 19 Holmrook Road, Liverpool L11 3AG
- 49 221 Lisburn Lane, Liverpool L13 9AQ
- 51 16 Chelsea Road, Litherland, Liverpool L21 8HJ
- 52 35 Rossett Street, Liverpool L6 4AN
- 61 21 Scarisbrick Crescent, Liverpool L11 7DL
- 74 42 North Road, St. Helens, Merseyside WA10 2TR
- 79 21 Bishop Road, Liverpool L6 0BJ
- 81 231 Walton Village, Liverpool L4 6TH
- 84 135 Finch Lane, Knotty Ash, Liverpool L14 9PY
- 89 Pod 64 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD
- 90 Pod 65 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD
- 95 2 Pope Street, Bootle, Merseyside L20 4PH
- 96 12 Marcham Way, Norris Green, Liverpool L11 2TA
- 97 17 Roughwood Drive, Kirkby, Liverpool L33 9TY
- 99 121 Roughwood Drive, Kirkby, Liverpool L33 9UG
- 100 29 Shirdley Avenue, Kirkby, Liverpool L32 7QG
- 101 33 Quernmore Road, Kirkby, Liverpool L33 6UY

COMMERCIAL INVESTMENT

- 14 125/125a Windsor Street, Liverpool L8 8EF
- 23 139 Aigburth Road, Aigburth Vale, Liverpool L17 0BJ
- 31 323 – 323a East Prescot Road, Liverpool L14 2DD
- 35 19 Utting Avenue, Liverpool L4 7UN
- 40 22 Hoylake Road, Birkenhead, Merseyside CH41 7BX
- 54 The Masonic Arms, 35 Devonshire Place, Runcorn, Cheshire WA7 1JG
- 59 The Crosville Social Club, Glan Y Mor Road, Llandudno Junction LL31 9RU
- 65 24 & 24a Carr Lane East, Liverpool L11 4SQ
- 83 31 Utting Avenue, Liverpool L4 7UN
- 86 126 Linacre Road, Liverpool L21 8JT

DEVELOPMENT OPPORTUNITIES

- 15 4 Stoneycroft Crescent, Liverpool L13 6QW
- 44 Criccieth Railway Station, Station Square, Criccieth, Gwynedd LL52 0RW
- 53 Land At Cotswold Street, Liverpool L7 2PY
- 64 202 Stanley Road, Bootle, Liverpool L20 3EP

VACANT COMMERCIAL

- 17 2d Whitby Road, Ellesmere Port CH65 8AD
- 26 1-3 Bridge Street, Bootle, Merseyside L20 8AN
- 29 Beach Hut 4, Porth Mawr, Main Beach, Gwynedd LL53 7EY
- 36 9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH
- 75 369 Smithdown Road, Liverpool L15 3JJ
- 76 497 Rice Lane, Liverpool L9 8AP
- 98 234 Derby Road, Bootle, Liverpool L20 8JL

LAND

- 33 Land At The Rear Of 81-95 Ridge Hill Lane, Cheshire SK15 1DB
- 42 Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW
- 47 Land At Dollywood Close, Buxworth, High Peak, Derbyshire SK23 7NX
- 58 3 Garages & Land At Chapel Avenue, Liverpool L9 2BY
- 71 Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL

Auction programme 2019

Auction Dates

Thursday 12th September 16th August

Thursday 31st October 4th October

Thursday 12th December 15th November

Closing Dates



0151 207 6315

auctions@suttonkersh.co.uk

SuttonKersh

2005–2018
6,499 Properties Sold
Over £378.7 Million Raised
That's Why We Are Still No 1!



**We are also delighted to showcase
our new 360 property virtual tour
service that showcases your
property for just £25+vat**



360° virtual tours by Sutton Kersh Property Auctions offer a full virtual tour of your property giving potential investors and buyers immediate access to the property – it saves you time and money and starts marketing your property from the moment it has been shot.

To find out more about our virtual tours and how it can help sell your property, contact a member of our team on auctions@suttonkersh.co.uk or call us on **0151 207 6315**

Get a head start with your auction finance!



Our award-winning team cover all aspects of auction finance:

- **Bridging loans**
- **Development finance**
- **Buy to let**
- **Insurance**

Speak to one of our expert consultants to find out about our exclusive rates and products that you won't find anywhere else.



Call today on 0800 170 1888
www.dynamo.co.uk

Dynamo is a trading name of The Buy to Let Business Limited which is authorised and regulated by the Financial Conduct Authority No. 472199. Most forms of buy to let mortgage are not regulated by the Financial Conduct Authority. To find out about how we process and handle your data, please read our Privacy Policy located on our website.

NEED HELP BUYING OR SELLING AT AUCTION?

Call our Commercial & Residential Property Department on

Dedicated auction contact information

T: **0151 708 8787**

M: **07379 895 996**

E: **conveyancing@leidatbaig.co.uk**



Lei Dat & Baig Solicitors are the law firm for you as we are accredited with the Law Society Conveyancing Quality Scheme and Lexcel. We are also Investors in People and have been awarded the Lawyers for Your Business Accreditation. We are able to deal with transactions involving mortgages as we are on the LMS Panel Membership.



Contracted with the
Legal Aid Agency

Residential Conveyancing - Mortgage Transactions - Purchase Finance - Transfer of Equity - Commercial Property
Leases - Sub Leases/Under Leases - Assignment and Transfer of Leases - Wills - Probate - Estate Planning
Powers of Attorney & Trusts - Statutory Declarations - Immigration Law - Asylum Law & Claims
Family & Divorce Law - Personal Injury Claims - Civil Litigation - Employment Law - Criminal Law

Office Address: 56-58 Renshaw Street, Liverpool, L1 4EN.

www.leidatbaig.co.uk info@leidatbaig.co.uk M: 07779 157 228

Buying at auction. We'll get you moving.

From as little as £295*

You'll want us on your side.

Contact Garry Abrams
Solicitor and Auction Specialist

For fast, efficient and competitive
conveyancing, call our team on

0151 236 5000

Garry Abrams: garryabrams@gadllp.co.uk
or Lucy Joel: ljoel@gadllp.co.uk

20 - 24 Mathew Street,
Liverpool, L2 6RE
www.gadllp.co.uk



*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold. Gregory Abrams Davidson LLP Solicitors is authorised by the Solicitors Regulation Authority 440493.

LOT
1

39 Pemberton Road, Old Swan, Liverpool L13 3EG

*GUIDE PRICE £70,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **3 Bed mid terrace. Part double glazing. In need of refurbishment**

Description A good sized 3 bedroomed middle terraced property benefiting from part double glazing. Following a scheme of refurbishments works and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Prescot Road in the Old Swan district within walking distance to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception Rooms, Kitchen

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear

Joint Agent



LOT
2

Flats 1-4, 444 Mill Street, Liverpool L8 4RG

*GUIDE PRICE £125,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A residential investment producing £20,000 per annum. Double glazing, electric heating.**

Description A three storey end of terrace property converted to provide 4 x 1 bedroomed self-contained flats benefiting from double glazing and electric heating. The property is currently fully let by way of Assured Shorthold Tenancies producing £20,000 per annum. The sale does not include the ground floor retail unit or the garage to the rear.

Situated Fronting Mill Street in a popular and well established location within close proximity to local amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor Main Entrance. **Flat 1** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

First Floor Flat 2 – Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC. **Flat 3** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 4 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside Yard to the rear.

LOT
3

83 Hawkins Street, Liverpool L6 6BY

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Description A vacant 2 bedroomed middle terrace property which benefits from double glazing and central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

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

First Floor 2 Bedrooms.

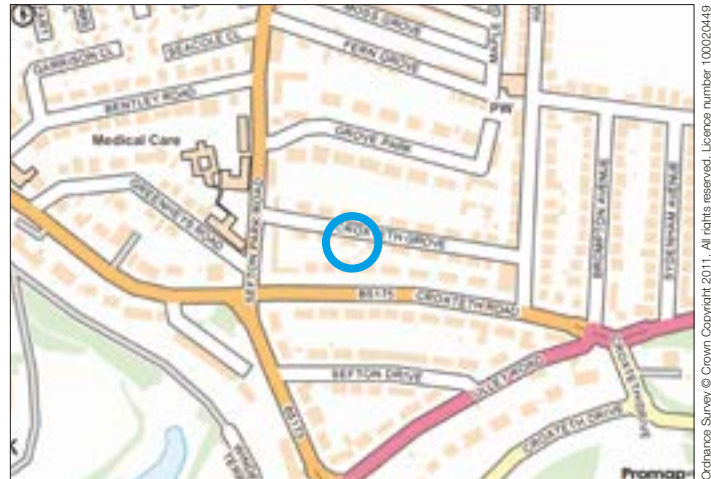
Outside Rear Yard.

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

LOT
4

Apt 3, 12 Croxteth Grove, Liverpool L8 0RX

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- A second floor 2 bed self-contained flat. Partial double glazing. Central heating. Intercom system.

Description The freehold interest together with a second floor two bedroomed self-contained flat within a 3 storey semi-detached property arranged over three levels. The property benefits from partial double glazing, central heating, intercom system front, rear gardens and driveway. Flats 1 and 2 have been sold off separately by way of long Leaseholds. The ground rent is £200 per annum per flat.

Situated Off Croxteth Road in a popular and well established residential location within close proximity to local amenities, Schooling and Sefton Park.

Second Floor Flat 3 Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside Front and rear gardens and driveway.

Ground Floor Main entrance hallway.

Flat 1 Aylesbury House, 9 The Fieldings, Liverpool L31 2PT

*GUIDE PRICE £80,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **A 2 bedroomed ground floor purpose built flat. Central heating. Communal gardens.**

Description A vacant 2 bedroomed ground floor purpose built flat within a two storey block which is in need of refurbishment and modernisation. The property benefits from central heating, communal gardens with views overlooking the Leeds/Liverpool Canal. Once modernised the property would be suitable for occupation.

Situated Off the Moorings which in turn is off Southport Road, on a small cul de sac development of mixed houses and apartments within a private and popular residential area and within close proximity to all local amenities.

Flat Hall, Living Room, Kitchen, 2 Bedrooms, Shower Room/WC.

Outside Communal Gardens and Parking Area.

Ground Floor Communal Entrance Hall.

365 Mill Street, Liverpool L8 4RB

*GUIDE PRICE £85,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Part let residential investment producing £5400 pa. Double glazing. Central heating. Potential income over £15,000pa.**

Description A part let residential investment opportunity currently producing £5,400 per annum with potential to achieve in excess of £15,000 per annum. A two storey semi-detached property converted to provide 2 x 2 bedroomed and 1 x 3 bedroomed self-contained flats benefiting from double glazing and central heating and each accessed via separate entrances. Flat 1 is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. Flats 2 & 3 are suitable for immediate let. Planning permission has previously been approved for a 4th floor flat to be added to the flat roof, however this has now lapsed.

Situated Fronting Mill Street in a popular residential location with close proximity to local amenities, schooling and transport links. Approximately 2 miles from Liverpool City Centre.

Open plan Lounge/Kitchen, 2 Bedrooms one with En-suite Shower Room/wc, Bathroom/W.C.,

First Floor Flat 2 Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom/WC.

Cellar 3 Rooms.

Ground Floor Flat 1 Hall, 2 Bedrooms, Lounge, Kitchen, Bathroom/W.C. **Flat 3** Hall,

LOT
7

78 Hawthorne Road, Bootle, Merseyside L20 9JX

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- A 3 storey middle terraced comprising of 4 lettings rooms in need of full upgrade and refurbishment scheme.

Description A 3 storey middle terraced property comprising of 4 letting rooms with the potential for the top floor to be converted into a self-contained studio flat. The property is in need of a full upgrade and refurbishment scheme and would be suitable for a number of uses subject to any necessary consents.

Situated Fronting Hawthorne Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool City Centre.

Ground Floor Hall, 1 Letting Room, Communal Lounge, Kitchen/Diner (No fittings), Utility Room.

First Floor 2 Letting Rooms,

Bathroom/WC (no fittings), 1 Further Room.

Second Floor 1 Further Room with loft space (Potential for conversion into self-contained unit)

Outside Rear Yard.

Note The property is suitable for cash purchase only

LOT
8

9 Croxteth Road, Bootle, Merseyside L20 5EA

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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

Description A 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property has recently been rewired and is currently let by way of an Assured Shorthold tenancy producing £6,000.00 per annum.

Situated Off Knowsley Road conveniently placed for access to local shops, bus routes and Bootle New Strand shopping centre approximately 4 miles from Liverpool City Centre.

Basement Cellar Store.

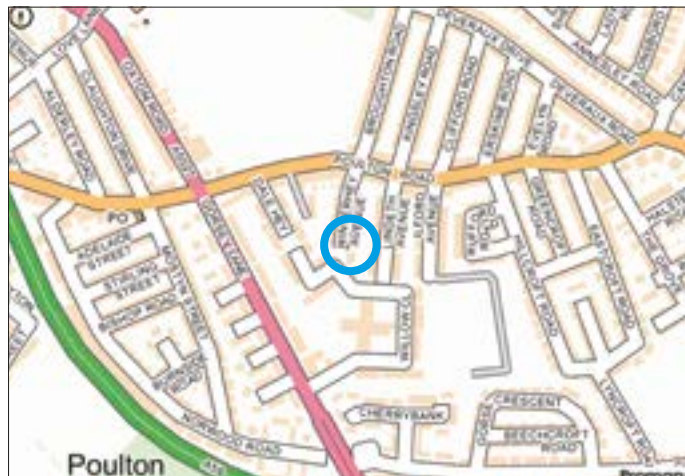
Ground Floor Entrance Hall, Living room, Dining room, Kitchen

First Floor 3 Bedrooms, Bathroom/w.c

Outside Front forecourt and rear yard.

25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **A 4 bedroomed end terrace. Double glazing. Central heating**

Description A 4 bedroomed three storey end of terrace property benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

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

Ground Floor Hallway, Lounge, Kitchen/Dining Room, Conservatory, W.C.

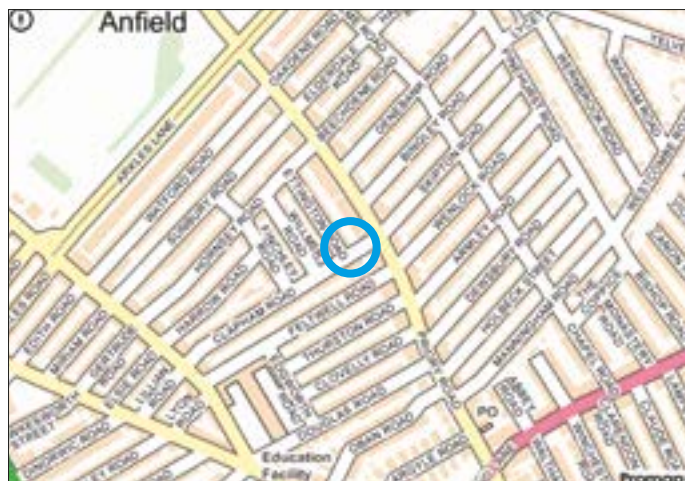
First Floor 3 Bedrooms, Shower room/WC.

Second Floor 1 Further Bedroom.

Outside Rear yard.

2 Ettington Road, Liverpool L4 2SX

*GUIDE PRICE £58,000+



Not to scale. For identification purposes only

- **A residential investment opportunity producing £5,760.00 Per annum. Double glazing. Central heating.**

Description A residential investment opportunity currently let by way of an Assured shorthold tenancy producing £5,760.00 per annum. The property comprises of a 3 bedroomed end of terrace benefiting from double glazing and central heating.

Situated Off Clapham Road which in turn is off Priory Road in a popular and well established residential location within easy access to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to Rear.

LOT
11

48 Plumer Street, Liverpool L15 1EE

***GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

- **A 2 bedroomed end of terrace property. Double glazing. Central heating.**

Description A vacant 2 bedroomed end of terrace property which benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

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

First Floor 2 Bedrooms.

Outside Rear Yard.

Ground Floor Lounge, Kitchen, Bathroom/WC.

LOT
12

441 Cherry Lane, Liverpool L4 8SB

***GUIDE PRICE £65,000+**



Not to scale. For identification purposes only

- **A 3 bed semi-detached property. Double glazing. Central heating. Gardens and garage.**

Description A 3 bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front, side and rear and a detached garage. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7800 per annum. Suitable for cash buyers only.

Situated Fronting Cherry Lane in a popular and well established residential location within easy reach of Broadway amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Shower room/WC.

Outside Front and Rear Gardens, Detached Garage.

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

LOT

13

Flat 3, 122 Bedford Street South, Liverpool L7 7DA

*GUIDE PRICE £80,000+



- **A residential investment producing £6,900.00 per annum.**

Description A residential investment currently let by way of an Assured shorthold tenancy producing £6,900.00 per annum. A ground floor one bedroomed apartment within a three storey plus basement property benefiting from electric heating and secure intercom system.



Not to scale. For identification purposes only

Situated Off Myrtle Street in a popular and well established residential location within close proximity to local shopping amenities, Universities and Liverpool City Centre.

Basement Bin Storage.

Ground Floor Main Entrance Hallway. **Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC.

Outside Rear Communal Parking (accessed via Back Mulberry Street).

Joint Agent



LOT

14

125/125a Windsor Street, Liverpool L8 8EF

*GUIDE PRICE £135,000+



- **Part let commercial investment producing £4,600 per annum. Potential income over £20,000pa.**

Description A three storey corner property comprising of a ground floor retail unit together with 3 self-contained units to the first and second floors accessed via a separate side entrance. The property benefits from majority double glazing and partial central heating. The ground floor shop and garage are both let on informal agreements producing £4,600.00 per annum. Following refurbishment the flats would be suitable for investment purposes with a potential income of £15,300 per annum.



Not to scale. For identification purposes only

Situated Fronting Windsor Street in a popular and well established location within close proximity to local shopping amenities, schooling, transport links and approximately 2 miles from Liverpool City Centre.

Ground Floor Shop Main Sales Area, Kitchen, WC.

Ground Floor Flats Main Entrance Hallway. **Flat 1** Lounge/

Bedroom, Kitchen, Bathroom/ WC.

First Floor Flat 2 Lounge/ Bedroom, Kitchen, Bathroom/ WC.

Second Floor Flat 3 Lounge/ Bedroom, Kitchen, Bathroom/ WC.

Outside Rear Yard.



- **Residential investment producing £8,400 per annum together with land with outline planning permission to erect a 4 bed detached property.**

Description A 3 bedroomed semi-detached property benefiting from double glazing and central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £8,400 per annum. The property benefits from permitted development to provide a further dormer style bedroom in the loft. The property also benefits from a plot of land to the side with outline planning permission to erect a 4 bedroomed detached house with off road parking and gardens. Once built the property would be suitable for resale or investment purposes. Planning ref: 18O/2478

Situated Off Derby Lane at its junction with Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

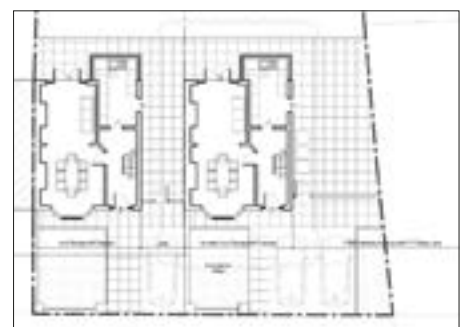


Not to scale. For identification purposes only

Outside Front and Rear Gardens. Land to the side with outline planning permission (Planning ref: 18O/2478)



Not to scale. For identification purposes only



Not to scale. For identification purposes only

LOT

16

54 Ronald Street, Liverpool L13 2AB

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A vacant 2 bedroomed middle terrace property which benefits from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6,000.00 per annum.

Situated Off Prescott Road (A57) in a popular and well established residential location within close proximity to Old Swan and Tuebrook amenities, schooling, transport links and approximately 4.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Rear Yard.

Joint Agent

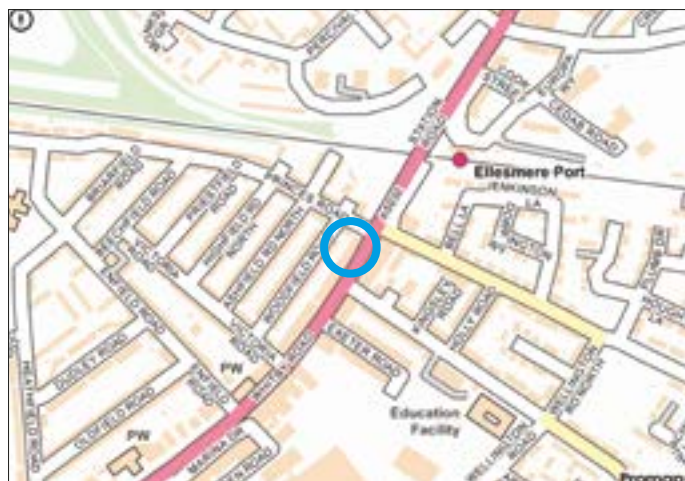


LOT

17

2d Whitby Road, Ellesmere Port CH65 8AD

*GUIDE PRICE £70,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **A mixed use property including a shop and 2 bed flat. Double glazing. Central heating.**

Description A mixed use property comprising of a ground floor retail unit together with a 2 bedroomed self-contained flat to the first floor benefiting from a separate rear entrance. The property has recently been converted and benefits from double glazing to the ground floor and central heating (not tested). The majority of the work is complete and requires some finishing works to include a rewire and modernisation. The retail unit would be suitable for a number of uses, subject to any consents. When fully let the potential rental income would be approximately £11,000 per annum.

Situated In a prominent main road position fronting Whitby Road between Ellesmere Port town centre and Junction 9 of the M53 Motorway and within walking distance to Ellesmere Port train station.

First Floor Flat Hall, Open Plan Lounge/kitchen, 2 Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, Rear room/Kitchen, WC – 825 sq ft

LOT
18

36 Rockhouse Street, Liverpool L6 4AP

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

Description A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate rental purposes with a potential rental income of £5,400 per annum.

Situated Off Rocky Lane in a popular and well established residential location within close proximity to Tuebrook shopping amenities, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

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

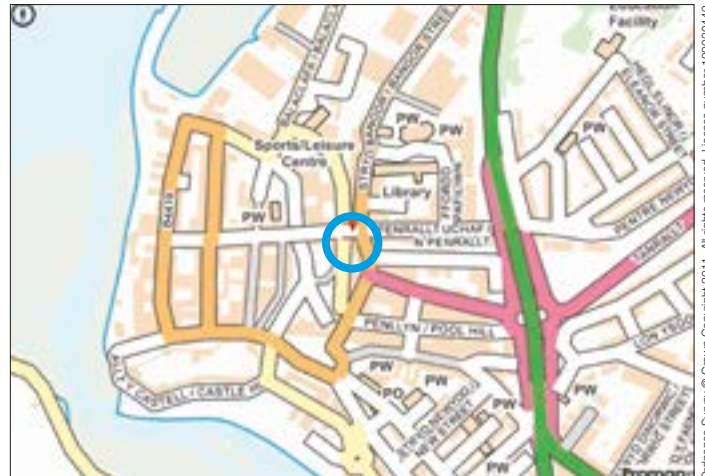
First Floor 2 Bedrooms, Bathroom/WC.

Outside Yard to Rear.

LOT
19

43 Bridge Street, Caernarfon, Gwynedd LL55 1AF

*GUIDE PRICE £60,000-£70,000



Not to scale. For identification purposes only

- A 3 storey plus basement commercial property.

Description A 3 storey plus basement commercial property comprising of a ground floor retail unit together with storage rooms above. The property has previously been occupied as a newsagents and would be suitable for a number of uses subject to any necessary consents.

Situated Within Caernarfon Town Centre in a prominent busy position.

Basement 3.67 m x 11.13 m

Ground Floor Main sales area (3.26 m x 7.98 m), Rear store room (3.80 m x 2.55 m)

First Floor Lounge (3.10m x 3.70m), Kitchen (2.8m x 3.45m)

Second Floor Bedroom 1 (3.12m x 3.96m) Bathroom/W.C., Bedroom 2/Nursery (1.19m x 2.55 m)

Joint Agent

**Beresford
Adams**

LOT
20

18 Ludwig Road, Liverpool L4 2QL

*GUIDE PRICE £30,000-£40,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £6,300.00 per annum. Double glazing. Central heating.**

Description A 2 bedroomed middle terrace property which benefits from double glazing and central heating which is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum.

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

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Rear Yard.

Note Please note we have not internally inspected the property.

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

LOT
21

27 Windle Grove, Windle, St. Helens, Merseyside WA10 6HN

*GUIDE PRICE £180,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **A substantial 3 bedroomed semi-detached property. Gardens and garage. Off road parking.**

Description A good sized 3 bedroomed semi-detached property which following a full upgrade and scheme of refurbishment works would be suitable for occupation, re-sale or investment purposes. The property benefits from gardens to the front and rear, off road parking and a garage. The property would be suitable for cash purchasers only.

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

First Floor 3 Bedrooms, Bathroom, Separate WC.

Outside Front & Rear Gardens, Driveway, Garage.

Ground Floor Hall, Lounge, Morning Room, Kitchen (no fittings).



- **Good sized 3 bed detached house. Sat on a large corner plot. Double glazing. Central heating. Parking and garage.**

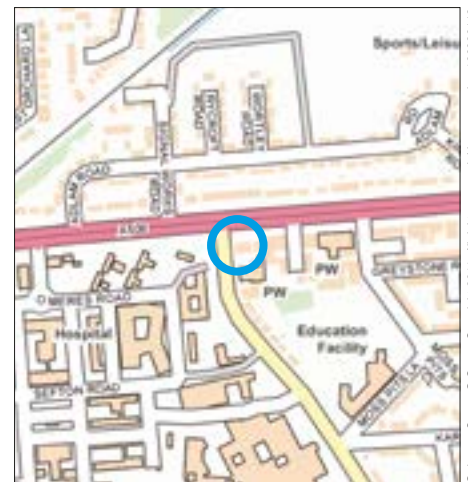
Description The property comprises of a 3 bed detached house sat on a good sized corner plot benefitting from double glazing, central heating, off road private parking, detached garage and front, side and south facing rear gardens with shed and conservatory. The property has bags of potential to extend the property to the side and rear to provide a further 2 bedrooms, subject to any consents. In addition to making a great family home, the property also has scope as a rental/investment property or for development and resale if desired.

Situated On Longmoor Lane (A506) on the corner of Lower Lane in an established and very popular residential location within walking distance to Aintree University Hospital, excellent transport links and within close proximity to local amenities and Walton Vale Shopping Parade. Liverpool City Centre is approximately 6 miles away.

Ground Floor Porch Entrance, Hallway, Lounge, Breakfast/Kitchen, Study, Bathroom/W.C.

First Floor 3 bedrooms, Shower room/W.C.

Outside Large gardens, detached garage and front driveway with forecourt and off road private parking.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049





- **Part let mixed use investment producing in excess of £31,000 per annum.**

Description A substantial three storey mixed use property comprising of a ground floor retail unit together with four self-contained flats to the upper floors accessed via a separate entrance on Ashfield Road. The property is currently partially let producing in excess of £31,000 per annum. When fully let the potential rental income is approximately £37,000 per annum. The ground floor retail unit is currently let to 'Boots' by way of a 10 year Commercial Lease (IRI) from March 2010 producing £16,500 per annum. We are advised that the tenant will be renewing the Lease. Three of the flats are let by way of Assured Shorthold Tenancies producing £14,940 per annum. There is a planning application pending with Liverpool City Council to convert the residential units into a 9 bedroomed HMO – planning reference 19F/0466.

Situated Fronting Aigburth Road on the corner of Ashfield Road in a busy and prominent main road position within close proximity to all local amenities and approximately 4.5 miles from Liverpool City Centre.

Ground Floor Shop Main Sales Area, Rear Room, Ladies & Gents WC's, Kitchen Area, Rear Office, Stock Room.

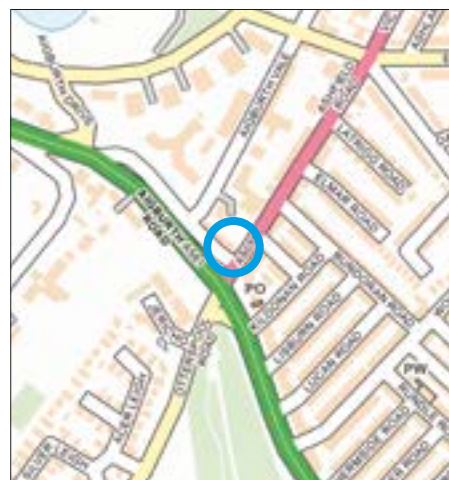
Ground Floor Flats Main Entrance Hallway, Store Cupboard.

First Floor Flat 1 Lounge, Kitchen, Bedroom, Shower Room/WC.

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

Second Floor Flat 3 Open Plan Kitchen/ Lounge, Bedroom, Shower Room/WC.

Second Floor Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC. Stairs to 3 Bedrooms.



Not to scale. For identification purposes only

Outside Yard to the rear

Joint Agent



DESCRIPTION	TENANTED	SIZE	RENT	LEASE TYPE	LEASE START DATE	LEASE EXPIRY DATE	NOTES
Commercial Unit	Boots	1195 Sq. Ft	£1,375 Pcm	Commercial Iri	01.03.2010	01.03.2020	Boots Have Informally Indicated They Wish To Renew Before Expiry
Flat 1	Yes	1 Bedroom	£425 Pcm	Ast	16.05.2019	16.11.2019	
Flat 2	Yes	1 Bedroom	£425 Pcm	Ast	13.10.2011	12.04.2012	Tenancy Is Now Periodic
Flat 3	Yes	1 Bedroom	£395 Pcm	Ast	07.05.2016	06.11.2016	Tenancy Is Now Periodic
Flat 4	Vacant	4 Bedroom	-	-	-	-	
TOTAL			£31,440 PA				

LOT
24

42 Dartington Road, Platt Bridge, Wigan, Lancashire WN2 5BE

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

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

Description A 2 bedroomed mid-town house property currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum. The property is in good condition throughout and benefits from double glazing, central heating, front and rear gardens and driveway.

Situated Off Morano Drive which in turn is off Websters Street within close proximity to local amenities and schooling approximately 3 miles from Wigan Town Centre.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Front and rear gardens, Driveway.

Ground Floor Living room, Kitchen, W.C.

LOT
25

107 Roxburgh Street, Liverpool L4 3SZ

*GUIDE PRICE £42,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,940.00 Per annum. Double glazing, central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum. The property is suitable for cash buyers only.

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

First Floor 2 Bedrooms, 4 Piece Bathroom Suite

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.



- **Extensive industrial building. Potential income of £50,000pa.**

Description The subject premises comprises a substantial red brick building, part single-storey and part two-storey accommodation under a flat roof. Internally, the warehouse accommodation benefits from a three-phase electricity supply, gas central heating, concrete flooring throughout, and eave heights of 5.3 metres maximum/3.4 metres minimum. The office provision extends over the ground and first floor, providing kitchenette and WC facilities. Externally, the premises benefits from two yards, suitable for a number of uses with a concrete surface. The potential rental income is approximately £50,000 per annum.

Situated Fronting onto Bridge Street, close to its junction with Canal Street, providing access to the main arterial route into Liverpool City Centre approximately 3 miles south. A short distance north of the subject property comprises a busy office and retail court of Bootle Town Centre, with the immediate surrounding area consisting of a mixture of commercial properties including primarily office and industrial accommodation.

Rates Interested parties should make their own enquiry of Sefton City Council's Rating Department on 0151 934 4360 or www.voa.gov.uk/businessrates.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Accommodation We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions: Warehouse: 1,292 sq.m. (13,914 sq.ft.) Mezzanine: 137 sq.m. (1,161 sq.ft.) Office: 89 sq.m. (962 sq.ft.) Yards Combined: 563 sq.m. (6,064 sq.ft.)





- **A residential investment producing £33,600.00 per annum. Double glazing. Gas central heating.**

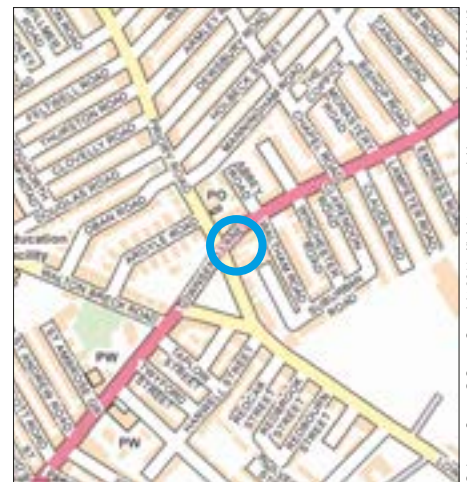
Description A three storey freehold property comprising of 8 self-contained flats (7 x 1 bed and 1 x 2 beds) to the first and second floors. The property benefits from double glazing, central heating and a secure entry system. The flats are currently fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £33,600 per annum. The ground floor public house is not included in the sale.

Situated Fronting Townsend Lane on the corner of Lower Breck Road in a popular residential location close to local amenities, Liverpool & Everton Football Club, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Entrance Hallway

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 6** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 7** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 4** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 5** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 8** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

LOT
28

34 Edge Grove, Liverpool L7 0HW

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **A vacant 4/5 bedroomed semi-detached property. Double glazing. Central heating. Potential income £25,740pa.**

Description A four/five bedroomed semi-detached property benefiting from double glazing and central heating. The property has been recently refurbished throughout and is suitable for immediate investment purposes. If let to 5 individuals the potential rental income would be approximately £25,740.00 per annum.

Situated Off Prescott Road in an established and popular residential location within close proximity to Old Swan and Kensington amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor Entrance Hallway, Living Room/Dining Room, Kitchen, Reception Room with En Suite Shower which could

be utilised as another Bedroom, Bathroom/WC

First Floor Two Bedrooms with En Suites, Two Further Bedrooms

Outside Yard to the rear.

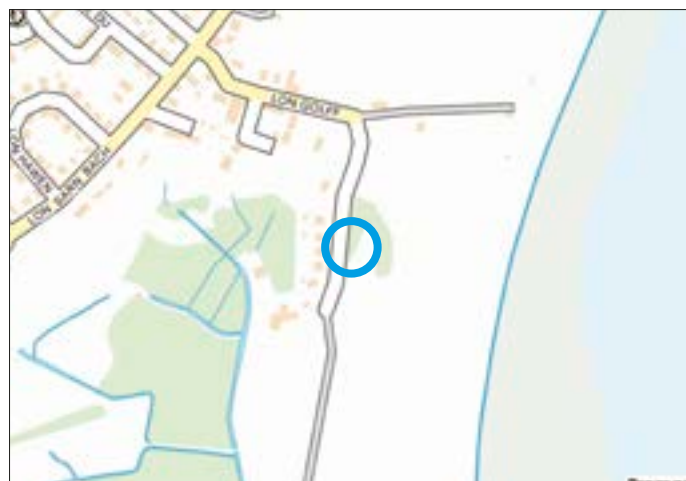
Joint Agent



LOT
29

Beach Hut 4, Porth Mawr, Main Beach, Gwynedd LL53 7EY

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **A freehold beach hut on Abersoch's main beach.**

Description An iconic beach hut on this fabulous stretch of Abersoch Beach. The beach hut is timber constructed on a Freehold parcel of land. The hut measures 11ft x 10ft externally with steps up to double wooden doors. Prospective bidders should note that local planning policies prohibit the connection of any main services including water, drainage or electricity. The beach hut cannot be slept in overnight and is for leisure purposes only.

Situated The hut is No 4 and is the fourth hut along to the left of the main launching slipway if approaching from the direction of the golf club car park and near to Footprints Café.

Note Viewing is by external inspection.

Joint Agent

**Beresford
Adams**



- **A 2 bedroomed mid terraced property producing £5,439.24 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,439.24 per annum.



Not to scale. For identification purposes only

Situated Off Leighton Street which in turn is off Westminster Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Outside Yard to Rear.

Note This property has not been internally inspected. All information has been provided by the vendors

Ground Floor Hall, Lounge, Bathroom/WC.

First Floor 2 Bedrooms.



- **Mixed use investment producing £8,760 per annum. Double glazing. Central heating.**

Description A mixed use investment property producing a rental income of in excess of £8,760 per annum. The property comprises of a ground floor retail unit together with a studio flat above which is accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Ceca Glam' at a rental of approximately £4,380 per annum. The flat is let by way of an Assured Shorthold Tenancy on a rolling contract to a long term tenant at a rental of £4,380 per annum. The property benefits from double glazing, central heating and steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting East Prescott Road (A57) close to its junction with Blackmoor Drive in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

First Floor Flat Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C.

Outside Rear yard.

Ground Floor Main sales area, Kitchen, W.C.

LOT
32

32 Townsend Lane, Anfield, Liverpool L6 0BA

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **2 Bed end terrace. Double glazing. Central heating**

Description A 2 bedroomed end terraced property benefiting from double glazing and central heating (no boiler). Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.

Situated Fronting Townsend Lane on the corner with Waltham Road in an established and popular residential location within easy reach of local amenities, Liverpool and Everton Football Club's and approximately 2 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/w.c

Outside Yard to rear.

Joint Agent



Ground Floor Lounge, Dining Room, Kitchen

LOT
33

Land At The Rear Of 81-95 Ridge Hill Lane, Cheshire SK15 1DB

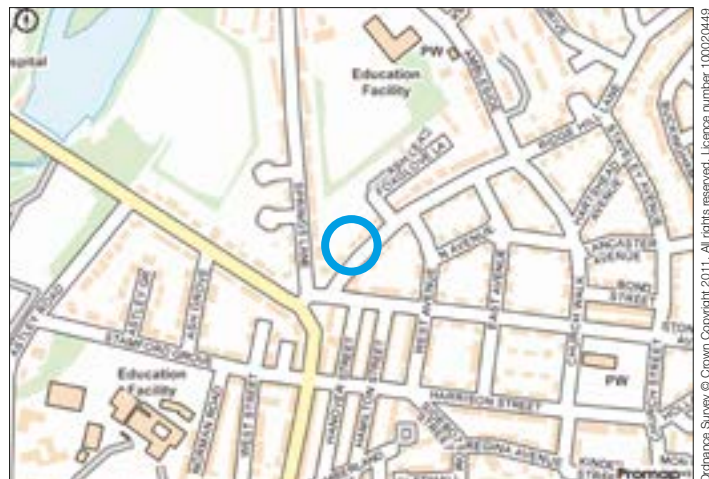
*GUIDE PRICE £420,000+



Not to scale. For identification purposes only

- **Land with planning permission.**

Description A freehold parcel of land totalling approximately 0.93 acres (0.38 hectares) offered with the benefit of full planning permission for the erection of 11 x 4 bedroomed executive properties (8 x semi-detached and 3 x detached). All pre commencement planning conditions have been discharged so the site is ready for immediate development. Planning Ref No: 17/01033/FUL

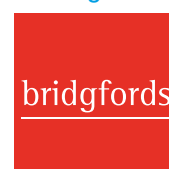


Not to scale. For identification purposes only

Situated Ridge Hill Lane is off St George's Street in a popular and well established residential location close to local amenities, transport links, schooling and approximately 1 mile from Salybridge town centre.

Site Area Approximately 0.93 acres (0.38 hectares)

Joint Agent





Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Two bedroomed semi-detached. Double glazing. Gardens to the front and rear. Off road parking.**

Description A two bedroomed semi-detached property benefiting from double glazing, gardens to the front and rear and off road parking. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £6,000 per annum. The property is for sale to cash buyers only.

Situated Fronting Deysbrook Lane close to its junction with Bevan's Lane in a popular and well established residential location within close proximity to local amenities, West Derby Village and approximately 7 miles from Liverpool City Centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens front and rear, off street parking

Ground Floor Hall, Kitchen (no fittings), Lounge



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Commercial investment producing £5,880.00 per annum. Electric heating. Roller shutters.**

Description A single storey ground floor commercial unit which is currently let to Grosvenor Waterford by way of a 3 year lease producing £5,880.00 per annum. The property benefits from electric heating and roller shutters.

Situated Fronting Utting Avenue in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Outside Shared Rear Yard.

Ground Floor Main Sales Area, Kitchen, WC.



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

• **Vacant commercial unit.**

Description A vacant industrial property which is set back from a large concrete slab yard area, within an enclosed site. The property comprises of a rectangular shaped warehouse with two offices and a toilet situated at the end of the property. The unit has access to three phase power, sodium lighting, CCTV and two electric roller shutter doors. The property is of breeze block construction with full external over-clad and also benefits from a new roof.

Situated Within Knowsley Industrial Estate within close proximity to all transport links including motorways.

Yard 448.90 sq.m (4,832 sq.ft).
Total site area 0.16 acres (709.04 sq.m. / 7,632 sq.ft).

EPC Rating D

Warehouse 236 sq.m (2,541 sq.ft).



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

• **A residential investment producing £16,120 per annum. Central Heating. Double glazing.**

Description A mid terrace property currently let to 4 tenants by way of Assured Shorthold Tenancies. The property has recently been refurbished, benefiting from double glazing and central heating and will be sold fully furnished.

Situated Off Rumney Road West in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 2 Letting Rooms, Study, Bathroom/WC.

Outside Yard to Rear.

Ground Floor Vestibule, Hall, 2 Letting Rooms, Kitchen/Diner.

LOT
38

76 Carisbrooke Road, Liverpool L4 3RA

*GUIDE PRICE £70,000-£80,000



Not to scale. For identification purposes only

- **Residential investment producing £5640 per annum. Double glazing. Central heating.**

Description A 3 bedroomed end of terrace property benefiting from double glazing and central heating and is currently let by way of an Assured Shorthold Tenancy producing £5,640 per annum. The property would be suitable for HMO conversion subject to any necessary consents. If let to 4 tenants at £75pppw the potential rental income would be approximately £15,600.00 per annum.

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

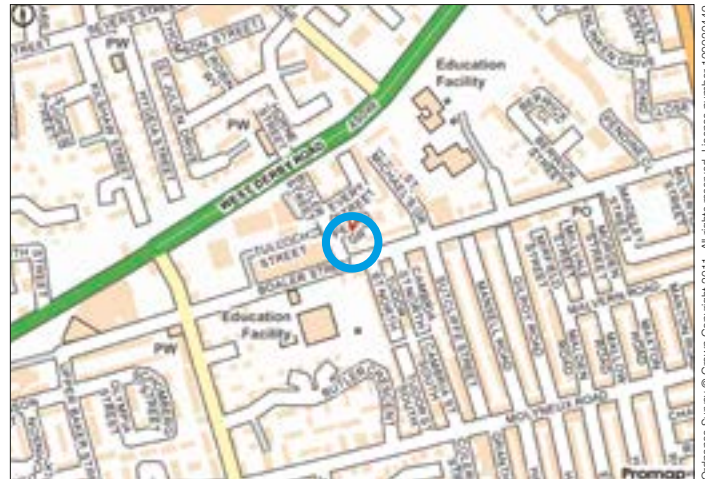
Note Please note we have not internally inspected the property.

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

LOT
39

2a Pear Grove, Liverpool L6 9HR

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A 1 bedroomed first floor flat producing £4,726.80 per annum. double glazing. central heating. communal parking.**

Description A 1 bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order and is currently let by way of an Assured Shorthold Tenancy producing £4,726.80 per annum.

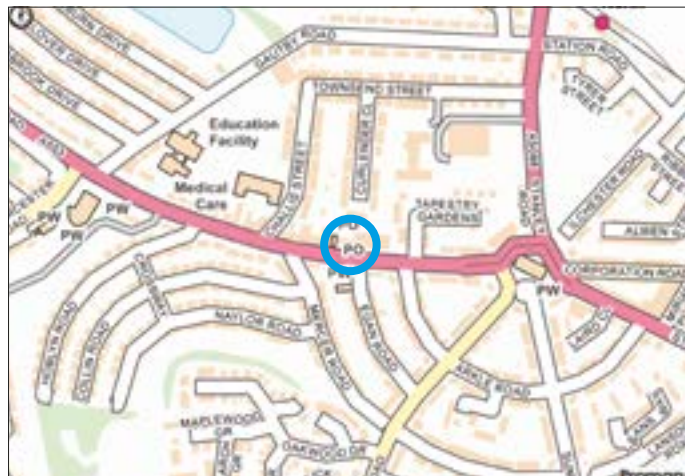
Situated Off Butler Street which in turn is off Boaler Street within close proximity to schooling and West Derby Road amenities approximately 2.5 miles from Liverpool City Centre.

Outside Communal parking.

Note This property has not been internally inspected. All information has been provided by the vendors

Ground Floor Vestibule, Cloakroom.

First Floor Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

- **Commercial investment producing £4,200 per annum.**

Description A Ground floor retail unit currently trading as 'The Pantry' producing £4,200 per annum. The property benefits from roller shutters. The uppers floors have been sold off separately and are not included within the sale.

Situated Fronting Hoylake Road (A553) in a popular and well established location within close proximity to local amenities. Approximately 2 Miles from Birkenhead town centre.

Note This property has not been internally inspected. All information has been provided by the vendors

Ground Floor Main Sales seating area, Kitchen, W.C's.

Auction programme 2019

Auction Dates

Closing Dates

Thursday 12th September 16th August

Thursday 31st October 4th October

Thursday 12th December 15th November



0151 207 6315

auctions@suttonkersh.co.uk



- **A 3 bedroomed detached property. central heating. partial double glazing.**

Description A fantastic opportunity to acquire a freehold vacant 3 bedroomed detached character cottage style property in a conservation area. The property benefits from central heating and partial double glazing, private side entrance access and parking, side and rear garden with views of Sudley Park. Following refurbishment and modernisation the property would be suitable for occupation or resale.

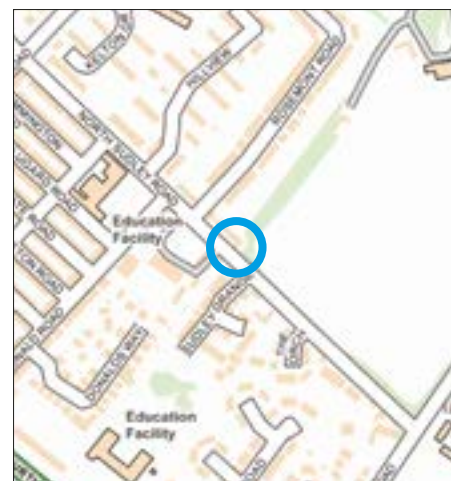
Situated Fronting North Sudley Road in a sought after location within easy reach of Allerton Road amenities, shopping, schooling, Liverpool John Moores University, good transport links and approximately 5 miles from Liverpool City Centre.

Ground Floor Hall, Porch Entrance, Wetroom/WC, L Shaped Kitchen, 2 Reception Rooms, Sun Room

First Floor 3 Bedrooms, WC

Outside Rear & Side Gardens, Outhouse.

Note The property is located in the Mossley Hill Conservation area and any external alterations to the property, including any works to trees will require relevant planning consents. Prospective purchasers should make their own enquiries with Liverpool City Council Planning Team on 0151 233 3021. Further information is available on liverpool.gov.uk/planning-and-building-control The purchaser will be responsible for payment of the council's costs in addition to



Not to scale. For identification purposes only

the purchase price, at 3% of the price subject to a minimum fee of £1,500



LOT

42

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

*GUIDE PRICE £10,000–£20,000



Not to scale. For identification purposes only

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

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

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

LOT

43

115 Olney Street, Liverpool L4 5QW

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A 3 bed mid terrace. Double glazing. Central heating.**

Description A 3 bedroomed middle terrace property benefiting from double glazing and central heating. Following carpeting and decoration the property would be suitable for investment purposes. The potential rental income is approximately £6,300 per annum.

Situated Off Bedford Road which in turn is off County Road in a popular and well established residential location and approximately 3 miles from Liverpool City centre.

First Floor 3 Bedrooms, WC.

Outside Yard to the rear.

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



- **Development opportunity consisting of former railway station buildings along with a 2/3 bedroom dwelling.**

Description A development opportunity consisting of former railway station buildings along with a 2/3 bedroom dwelling which are in need of a full upgrade and refurbishment scheme or demolition. The site would be subject for a number of uses subject to gaining the necessary consents. Outline planning permission was granted in 2007 to demolish the existing buildings and erect 4 semi-detached houses with parking which has since lapsed.

Situated In a town centre location off the High Street within walking distance to local amenities such as shops, cafes, bars and the seashore.

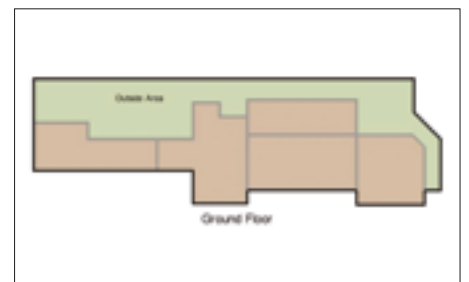
Ground Floor Various Railway Buildings

Joint Agent

**Beresford
Adams**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

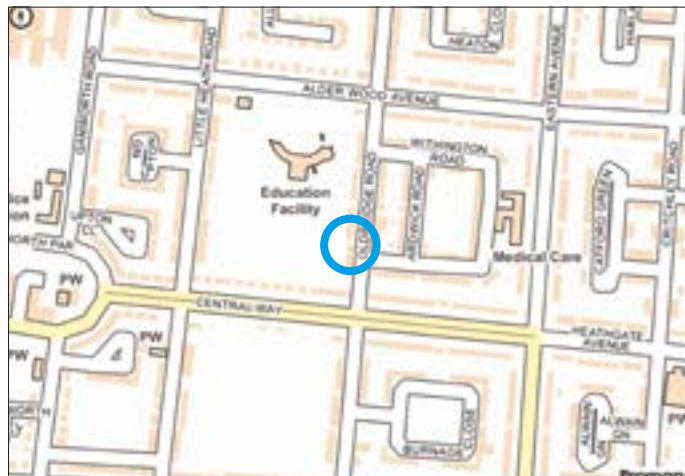


LOT

45

82 Oldbridge Road, Liverpool L24 2TW

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £5,400pa. Central heating. Gardens front and rear. Driveway.**

Description A two bedroomed end town house currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property benefits from central heating, gardens to the front and rear and driveway.

Situated Off Central Way in a popular and well established residential location close to local amenities, schooling and Liverpool John Lennon airport and approximately 10.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens front and rear, Driveway

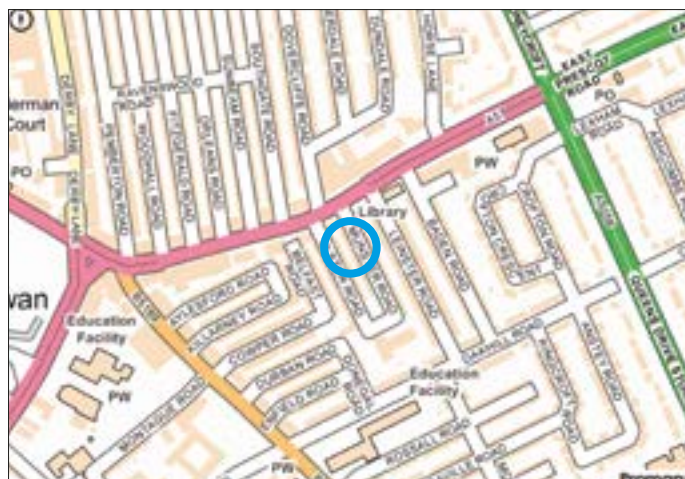
Ground Floor Hall, Lounge/ Diner, Kitchen

LOT

46

12 Munster Road, Old Swan, Liverpool L13 5ST

*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **A 3 bedroomed middle terraced property in need of a full upgrade and refurbishment works. Double glazing.**

Description A 3 bedroomed middle terraced property in need of full upgrade and scheme of refurbishment works. The property benefits from double glazing. Once completed the property would be suitable for resale, occupation or investment purposes. Suitable for cash purchasers only.

Situated Off Prescott Road in the popular and well established Old Swan District within walking distance to local amenities, schooling and approximately 3 miles from Liverpool City Centre

First Floor 3 Bedrooms.

Outside Yard to Rear.

Joint Agent

Ground Floor Hall, Living Room, Dining Room, Kitchen (No fittings), Bathroom/WC (No fittings).



LOT
47

Land At Dollywood Close, Buxworth, High Peak, Derbyshire SK23 7NX

*GUIDE PRICE £400,000+



Not to scale. For identification purposes only

- **Land with outline planning.**

Description A vacant parcel of freehold land measuring approximately 0.74 acres. The land benefits from outline planning consent for residential development which was granted on the 24th November 2017. A planning condition restricts the development of the site to no more than 5 dwellings and for further details please refer to the legal pack. Planning Ref No: HPK/2016/0108 We understand all mains services are available however advise interested parties to make their own enquiries.

Situated Off Dolly Lane (the B6062) in a popular and well established residential location close to local amenities and schooling, approximately 1 mile from Chinley and 1.5 miles from Furness Vale.

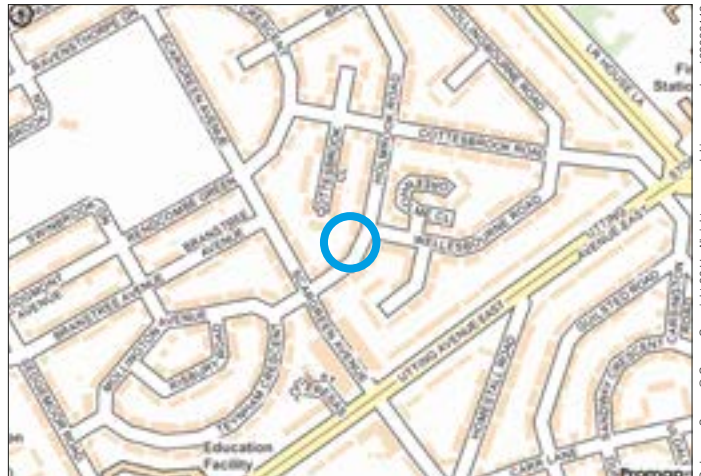
Joint Agent

bridgfords

LOT
48

19 Holmrook Road, Liverpool L11 3AG

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Three bedroom end town house. double glazing. central heating. gardens. driveway.**

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

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

First Floor Three Bedrooms

Outside Gardens to the front, side and rear, Driveway

Ground Floor Living Room, Kitchen, Bathroom/WC

LOT

49

221 Lisburn Lane, Liverpool L13 9AQ

*GUIDE PRICE £70,000-£80,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A residential investment producing £10,140.00 Per annum. 2 Self-contained flats. Central heating.**

Description An end terraced property that has been converted to provide 1 x 2 bedrooomed and 1 x 1 bedrooomed apartment. The property benefits from central heating. The property is currently let producing £10,140 per annum.

Situated Fronting Lisburn Lane at the Junction of Maiden Lane in a popular part of Tuebrook close to local amenities, Schooling and transport links and approximately 3 miles from Liverpool City Centre.

First Floor Flat B Lounge, Kitchen, Bathroom/w.c, Bedroom

Outside Yard to the rear. Garage/lock up.

Joint Agent



Ground Floor Main Entrance Hallway. **Flat A** Lounge, Kitchen, Shower/w.c, 2 Bedrooms

LOT

50

112 Lauriston Road, Liverpool L4 9SZ

*GUIDE PRICE £80,000-£90,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **3 Bed semi-detached. Double glazing. Central heating.**

Description A well-presented 3 bedrooomed semi-detached property benefiting from double glazing, central heating and front and rear gardens. The property is in good condition suitable for immediate occupation or investment purposes. The potential rental income is approximately £7800.00 per annum. Viewing is highly recommended.

Situated Off Utting Avenue which in turn is off Queens Drive in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 Miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Gardens to the front and rear.

Joint Agent



Ground Floor Hall, Front Dining Room, Rear Living Room with French doors, Fitted Kitchen.

LOT
51

16 Chelsea Road, Litherland, Liverpool L21 8HJ

***GUIDE PRICE £45,000+**



- **Residential investment producing £5,820 per annum.**
Double glazing. Central heating.

Description A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5820 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Linacre Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 4 miles north of Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Hall, Through Lounge/Dining Room, Kitchen

LOT
52

35 Rossett Street, Liverpool L6 4AN

***GUIDE PRICE £50,000+**



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

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Rocky Lane within close proximity to West Derby amenities, Newsham Park and approximately 5 Miles from Liverpool City Centre.

First Floor 3 Bedrooms.

Outside Rear yard.

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



Not to scale. For identification purposes only

- **A cleared site offered with the benefit of planning permission for 6 self-contained flats**

Description A plot of land benefiting from full planning permission to erect a block of 6 apartments over three floors (3 x 3 bedrooms, 3 x 2 bedrooms). Planning reference number 16F/1778.

Situated Either side of Cotswold Street fronting onto Holt Road within a popular and well established residential location within close proximity to local amenities, Royal Liverpool Hospital and approximately 3.5 miles from Liverpool City Centre.

Accommodation 2 Bedroomed Apartments – Open Plan Kitchen/ Dining Room, 1 Bathroom. 3

Bedroomed Apartments – Open Plan Kitchen/Dining Room, 1 Bathroom, 1 Ensuite.

Outside Shared Rear Gardens.

Note Architects drawings are available for inspection at the Auctioneers Offices.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Auction programme 2019

Auction Dates

Closing Dates

Thursday 12th September 16th August

Thursday 31st October 4th October

Thursday 12th December 15th November



0151 207 6315

auctions@suttonkersh.co.uk



• **A mixed use investment producing £55,800 per annum**

Description A detached three storey corner property comprising of a ground floor commercial unit together with 5 self-contained flats (1 x studio and 4 x 1 bedroomed) accessed via a separate side entrance. At the time of our inspection all of the flats were let by way of Assured Shorthold Tenancies producing £23,400 per annum. The ground floor has a pro-contract lease agreement in place for a restaurant at a potential income of £32,400 per annum. It is currently undergoing the restaurant fit out with half the first years rent to be paid once works have been completed. The second floor is currently used as storage however could be converted to provide further accommodation, subject to gaining the necessary consents. The property benefits from double glazing, electric heating and fire alarms.

Situated In a prominent position of the corner of Devonshire Place and Station Road close to Runcorn town centre amenities and transport links.

Note We Have been advised that the lease term on the restaurant will be for a term of 10 years. Please refer to the legal pack for further information.

Basement not inspected

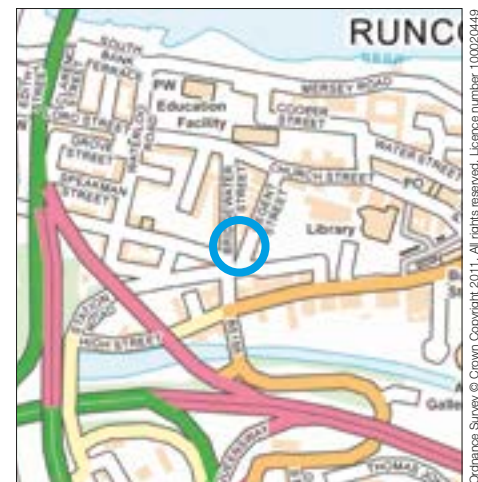
Ground Floor Commercial Shop, Main Restaurant Area, Kitchen, WC's Main Entrance Hallway Studio **Flat** – Living/ Kitchen/Bedroom, Shower Room/WC

First Floor Flat 1 Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom **Flat 2** Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom **Flat 3** Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom **Flat 4** Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom

Second Floor Storage Rooms

Outside Rear Yard/Parking

Joint Agent



Not to scale. For identification purposes only



LOT

55

9 Clifton Road East, Liverpool L6 4EB

*GUIDE PRICE £70,000-£80,000



Not to scale. For identification purposes only

- **Residential investment producing £8,077.00 per annum. Double glazing. Central heating.**

Description A three storey 4 bed roomed middle terrace property benefiting from double glazing and central heating which is currently let by way of an Assured Shorthold Tenancy producing £8,077.00 per annum. The property would be suitable for HMO conversion subject to any necessary consents. If let to 5 tenants at £75pppw the property has a potential rental income of approximately £19,500.00 per annum.

Situated Fronting Clifton Road East in a popular and well established residential location within close proximity to West Derby amenities, schooling, and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Second Floor One further bedroom.

Outside Rear Yard.

Note Please note we have not internally inspected the property.

LOT

56

19 Glencairn Road, Liverpool L13 2AL

*GUIDE PRICE £57,000+



Not to scale. For identification purposes only

- **A 2 bed roomed middle terrace property. Double glazing. Central heating.**

Description A 2 bed roomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £6000.00 per annum.

Situated A continuation of Herrick Street which in turn is Off Prescot Road (A57) in a popular and well established residential location within close proximity to local shopping amenities to include Liverpool Shopping Park, schooling and approximately 5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms, Bathroom/WC.

Outside Yard to Rear.

Joint Agent



LOT
57

31 Deane Road, Liverpool L7 0ES

*GUIDE PRICE £120,000+



- A 4/5 bedroomed middle terrace property. Double glazing. Central heating.

Description A 4/5 bedroomed middle terrace property benefiting from double glazing, central heating and good sized front and rear gardens. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. If let to 5 individual tenants the potential rental income would be approximately £22,100 per annum.

Situated Between Edge Lane and Kensington High Street in a popular and well-established

residential location within easy reach of local transport links and walking distance to local amenities



Not to scale. For identification purposes only

to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool City Centre.

Outside Front Garden, Large Rear Garden and Shed.

EPC Rating E

Joint Agent



Ground Floor Vestibule, Hallway, 2 Letting Rooms, Extended Communal Kitchen/Diner.

First Floor 4 Letting Rooms, Shower Room/WC.

LOT
58

3 Garages & Land At Chapel Avenue, Liverpool L9 2BY

*GUIDE PRICE £10,000+



- Piece of land together with 3 garages suitable for possible redevelopment

Description A piece of land together with 3 garages suitable for possible redevelopment to include a retail unit with a flat above, subject to any necessary planning consents. We believe all main services are available however purchasers should make their own further enquiries



Not to scale. For identification purposes only

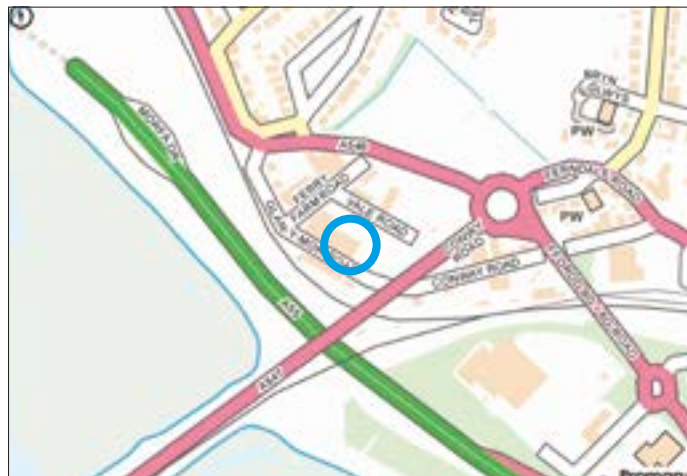
Situated Fronting Chapel Avenue which in turn is just off Rice Lane/Walton Vale in an established and popular residential location.

LOT

59

The Crosville Social Club, Glan Y Mor Road, Llandudno Junction LL31 9RU

*GUIDE PRICE £60,000-£70,000



Not to scale. For identification purposes only

- **Commercial property producing £9500 per annum. Gated parking. Central heating.**

Description A single storey ground floor commercial property currently occupied as a social club by way of an expired lease dated March 2009 at a current rental income of £9500 per annum. The property benefits from secure gated access and central heating. The property would be suitable for a number of uses subject to any necessary consents. The property will also adjoin a recently consented Lidl which is due to be built in Autumn 2019.

Situated Situated within Llandudno Junction off Conway Road in a popular location within easy reach of local amenities, transport links and the historic town of Conwy.

Cellar Store Room (13.75m x 2.05m)

Ground Floor Hall (1.70m x 4.50m), Ladies & Gents WC's,

Bar/Function Room (15.62m x 11.05m), Kitchen (6.50m x 1.70m), Rear Room (5.88m x 7.45m), Secure Office.

Outside Front yard with gated entrance.

Joint Agent

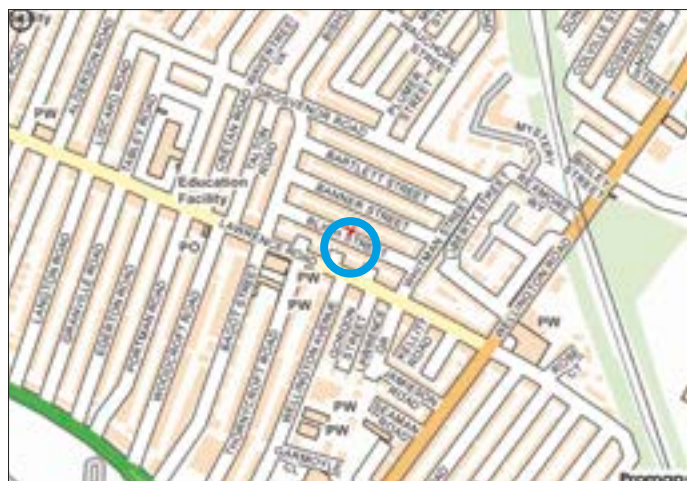
**Beresford
Adams**

LOT

60

44 Bligh Street, Liverpool L15 0HF

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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

Description A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following some slight modernisation the property would be suitable for investment purposes and if let to two tenants at £75 pppw has a potential income of approximately £7,800pa.

Situated Off Bagot Street which is off Smithdown Road (A562) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Rear Yard.



Not to scale. For identification purposes only

- **Residential investment producing £6,240 per annum. Double glazing. Central heating.**

Description A 3 bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £6240 per annum. The property benefits from double glazing, central heating, gardens to the front, side and rear and off road parking.

Situated Off Leamington Road just off Strawberry Road in a popular and well established residential location with close proximity to Broadway Shopping facilities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom, Separate WC

Outside Gardens front, side and rear, Driveway

Ground Floor Hall, Lounge with French doors, Kitchen



Not to scale. For identification purposes only

- **A vacant 3 bedroomed middle town house. Double glazing. Central heating. Gardens.**

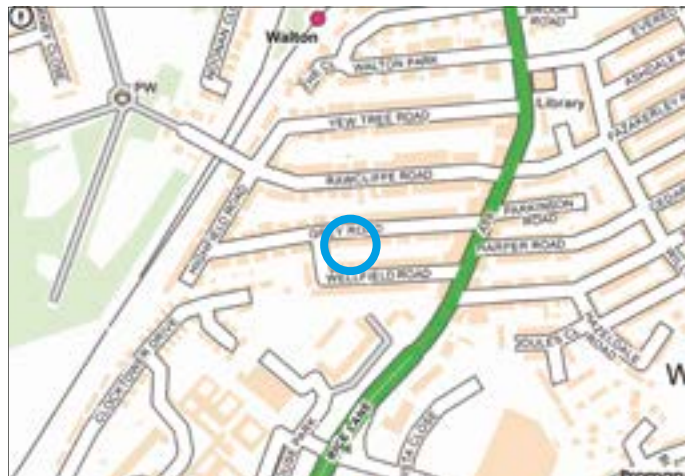
Description A vacant 3 bedroomed mid-town house which benefits from double glazing, central heating, gardens and driveway. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated Off Speke Church Road in a popular and well established residential location within close proximity to local shopping amenities, Gemini Retail Park, schooling, Liverpool John Lennon Airport and approximately 9 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front & Rear Gardens, Driveway.

Ground Floor Hall, Lounge, Kitchen.



Not to scale. For identification purposes only

- **A 5/6 bedroomed town house. Double glazing. Central heating. Potential HMO investment opportunity to generate approximately £26,520pa.**

Description A large four storey 5/6 bedroomed middle town house benefiting from double glazing, central heating, a new kitchen and bathroom. The property would be suitable for a number of uses to include a 6 bedroomed HMO Investment opportunity subject to gaining the necessary planning consents If let to 6 tenants at £85pppw the potential rental income would be approximately £26,520.00 per annum.

Situated Off Rice Lane (A59) in a popular and well established residential location within close proximity to local shopping amenities, Walton Vale, schooling and local transport links. Liverpool City Centre is approximately 10 minutes away by train and 15 minutes by car, making the property ideal for commuting.

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

Half Landing 1 Bedroom, Bathroom/WC.

First Floor 3 Bedrooms.

Second Floor 1 Further bedroom.

Outside Front Yard and Rear Garden.

SuttonKersh

2005–2018
6,499 Properties Sold
Over £378.7 Million Raised
That's Why We Are Still No 1!



We are also delighted to showcase our new 360 property virtual tour service that showcases your property for just £25+vat



360° virtual tours by Sutton Kersh Property Auctions offer a full virtual tour of your property giving potential investors and buyers immediate access to the property – it saves you time and money and starts marketing your property from the moment it has been shot.

To find out more about our virtual tours and how it can help sell your property, contact a member of our team on **auctions@suttonkersh.co.uk** or call us on **0151 207 6315**



- **Redevelopment opportunity suitable for conversion to provide self-contained flats (STC)**

Description A semi-detached period building which allows for a pleasant and spacious office environment, or alternatively may be well suited for conversion to residential use subject to any consents. The accommodation is arranged over basement and three upper floors. The property benefits from a reception area, kitchen facilities and a variety of open plan and private office areas. Access to the rear 8 parking spaces is secured by an electric gate. The property benefits from gas fired central heating and male and female toilet facilities. The attractive frontage is enclosed by a walled garden and fitting hedgerows. The total area is approximately 3202 sq ft (297 sq.m).

Situated On a prominent main road position within Bootle, benefitting from excellent public transport networks with multiple bus stops along Stanley Road, and Bootle New Strand train station being just 0.4 miles away. The location is easily accessible via the A5058 connecting to Derby Road and Queens Drive. The property is just 3 miles from Liverpool city centre, and 4 miles to Switch Island connecting to the M57 and M58 allowing for ease of access to outer Merseyside.

Basement 4 offices, kitchen, ladies wc, store room – 793 sq.ft. (73.60 sq.m.)

Ground Floor Main Entrance Hallway, Reception Area, 3 Offices, Store room – 908 sq.ft. (84.30 sq.m.)

First Floor 5 Offices, Gents WC – 882 sq.ft. (82.00 sq.m.)

Second Floor 3 Offices, 2 store rooms – 619 sq.ft. (57.50 sq.m.)

Outside 8 Parking Spaces.

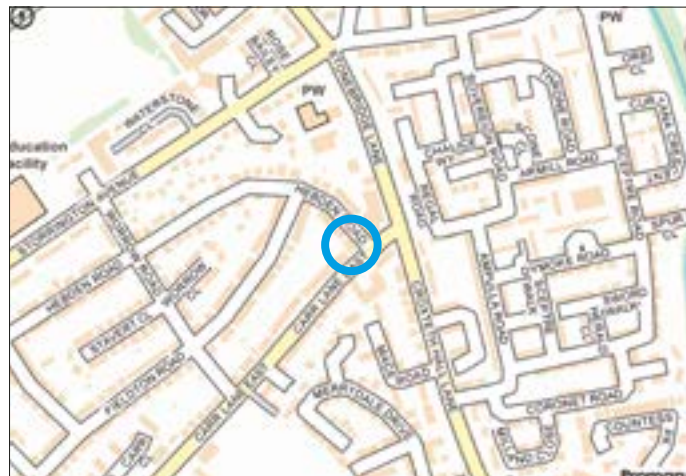
Joint Agent
mason owen...
property consultants



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449





Not to scale. For identification purposes only

- **Mixed use investment producing £13,000 per annum. double glazing. electric heating.**

Description The property comprises of a ground floor single storey kiosk together with a 1 bedroomed flat which is accessed via a separate side entrance. The whole property is currently let by way of a 1 year lease at a rental of £13,000 per annum. The flat benefits from double glazing and electric heating.

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

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

Outside Yard, Garage, W.C.

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



Not to scale. For identification purposes only

- **A vacant 3 bedroomed semi-detached property.**

Description A vacant 3 bedroomed semi-detached property benefiting from new carpeting, double glazing, central heating (boiler removed), driveway and gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum. Please note – Notice has been served and is due to expire on the 26th June.

Situated Within a Cul-De-Sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Outside Front Driveway, Rear Garden.

Note There are some broken glass panes which need replacing and some bathroom fittings need replacing/renewing, along with other repair work.

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

First Floor Landing, 3 Bedrooms, Bathroom/WC, Store.

LOT
67

10 New Road Court, Liverpool L13 8EF

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **A first floor studio flat. Double glazing. Electric heating. Communal gardens and parking.**

Description A first floor studio flat within a purpose built block benefiting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool City Centre.

Bedroom, Kitchen, Cloakroom, Shower Room/WC.

Outside Communal Gardens and Parking.

Ground Floor Main Entrance Hallway.

First Floor Open Plan Lounge/

LOT
68

15 New Road Court, Liverpool L13 8EF

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **A ground floor studio flat. Double glazing. Electric heating. Communal gardens and parking.**

Description A ground floor studio flat within a purpose built block benefiting from double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool City Centre.

Outside Communal Gardens and Parking.

Ground Floor Main Entrance Hallway. **Flat** Open Plan Lounge/Bedroom, Kitchen, Cloakroom, Shower Room/WC.



Not to scale. For identification purposes only

- A ground floor studio flat. Double glazing. Electric heating.

Description A ground floor studio flat within a purpose built block benefiting from double glazing and electric heating. The property would be suitable for investment purposes with a potential income of approximately £3,600 per annum.

Situated Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool City Centre.

Outside Communal Gardens and Parking.

Ground Floor Main Entrance Hallway. **Flat** Open Plan Lounge/Bedroom, Kitchen, Cloakroom, Shower Room/WC.

SuttonKersh

Merseyside's
No1 property
auctioneer!

For a free appraisal of your
property contact us today
suttonkersh.co.uk/auctions
0151 207 6315





- **A substantial victorian double fronted semi-detached property. New roof. New central heating. Double glazing.**

Description A substantial Victorian double fronted semi-detached property previously used as a Care Home and which has recently undergone some refurbishment works to include a new roof and new central heating system and some modernisation. To the ground floor there are 7 rooms, kitchen, WC and wet room/WC. To the first floor there are 6 bedrooms (2 with en-suite shower/WC) and to the second floor there is a 3 bed roomed self-contained flat. To the rear of the property there is a single storey bungalow providing 5 bedrooms each with their own WC. The property has bags of potential and would be suitable for a number of uses to include a HMO Investment opportunity or a Bed & Breakfast subject to obtaining the necessary planning consents. Planning has previously been approved for a 5 bed roomed guest house. Planning ref: 18/00477/COU. Interested parties are advised to make their own enquiries. We would strongly recommend viewing the property to appreciate the size and it's potential.

Situated Fronting Church Road which in turn is off Roby Road in a popular and well established residential location within close proximity to Huyton Village amenities, transport links to include the M62 motorway and the new Liverpool Shopping park which is less than 15 minutes away by car. Liverpool City centre is approximately 7 Miles away.

Ground Floor Hallway, 3 reception rooms, WC, Office, Kitchen, Study, WC, 2 conservatories. Bungalow – 5 Rooms, Laundry Room, Bathroom.

First Floor 1 Bedroom (En-suite Shower/WC), 5 Further Bedrooms, 2 Shower Rooms/WC

Second Floor Flat Kitchen, Lounge, 3 Bedrooms, Bathroom/WC.

Outside 2 Conservatories, Large Rear Garden, Driveway for several cars.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

LOT
71

Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL

*GUIDE PRICE £30,000–£40,000



Not to scale. For identification purposes only

- **Land with outline planning permission for 9 self-contained flats**

Description A cleared site benefiting from outline planning permission for 9 self-contained flats (5 x 2 bedrooomed and 4 x 1 bedrooomed). Planning reference number 18/0939/13. We believe all main services are available however all interested parties should make their own further enquiries.

Situated Fronting Ystrad Road (A4058) in a popular and well established residential location within close proximity to local amenities.

LOT
72

39 Sandway Crescent, Liverpool L11 2SN

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A 3 bed semi-detached. Double glazing and central heating. Gardens and off road parking.**

Description A 3 bedrooomed semi-detached property benefiting from double glazing, central heating, gardens and off road parking. The property would be suitable for investment purposes with a potential rental income of £6,000 per annum. Suitable for cash purchasers only.

Situated Off Carr Lane in a popular and well established residential location within easy reach of local amenities, schooling and approximately 6 miles from Liverpool City Centre.

Outside Front and Rear Gardens, Driveway.

Joint Agent



Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor 3 Bedrooms.



- **A 3 bedroomed mid terrace property. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following an upgrade and refurbishment scheme the property would be suitable for investment purposes. If let to 3 individuals at £85pppw the potential rental income would be in excess of £13,260 per annum.



Not to scale. For identification purposes only

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

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

First Floor 3 Bedrooms.

Outside Yard to the rear.



- **Residential investment producing £8,900.00 per annum. Two self contained Flats in good order.**

Description A two storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bedroom and 1 x 2 bedroom) and benefits from double glazing and central heating. The flats are in good condition and are both currently let by way of Assured Shorthold Tenancies producing £8,900.00 per annum.



Not to scale. For identification purposes only

Situated Fronting North Road in a popular and well established location within walking distance to St. Helens Town Centre with good transport links and overlooking the Church of St Mary, Lowe House.

Ground Floor Main Entrance Hallway **Flat 42** Lounge, Kitchen, 2 Bedrooms, Shower Room/WC.

First Floor Flat 42A Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Rear Garden.



• **A 3 storey plus basement mixed use property.**

Description A 3 storey plus basement corner property comprising of a ground floor retail unit together with 3 flats (1x1 bed and 2x2 bed) above which are accessed via a separate side entrance. The property is in a poor state of repair and requires full upgrade and refurbishment throughout. It is suitable for cash purchase only as structural repairs are required. Once the works have been done the potential income being in excess of £20,000 per annum.

Situated Fronting Smithdown Road in a popular and well established location close to local amenities, transport links and Universities.

Cellar 2 Rooms, W.C.

Ground Floor Shop Main sales area
Claremont Road access – Main entrance
hallway **Flat 1** Hall, Lounge/Bedroom,
Kitchen, Bathroom/W.C.

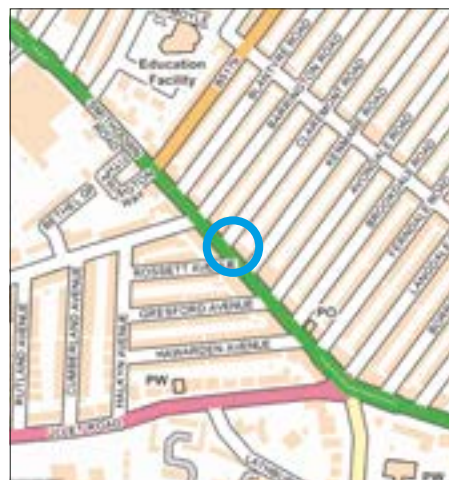
First Floor Flat 2 Hall, Lounge, Kitchen, 2
Bedrooms, Bathroom/W.C.

Second Floor Flat 3 Hall, Lounge, Kitchen, 2
Bedrooms, Bathroom/W.C.

Outside Rear Yard.

Note Scaffolding to the front must remain
for safety reasons and purchaser will be
responsible for ongoing hire costs from the
date of completion.

Joint Agent



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
76

497 Rice Lane, Liverpool L9 8AP

*GUIDE PRICE £150,000+



- **Part let commercial investment producing approximately £6,600.00 per annum.**

Description A substantial three storey end of terrace property comprising of a ground floor double fronted retail unit which is currently let by way of a 3 year lease producing approximately £6,600.00 per annum. To the first and second floors accessed via a separate side entrance there are 9 rooms with a kitchen and 2 bathrooms which would be suitable as a HMO Investment Opportunity or conversion to provide self-contained flats, subject to any necessary consents. If the property was let to 7 tenants at £75pppw the potential gross income would be approximately £34,000 per annum. The property benefits from double glazing, central heating and electric roller shutters.



Not to scale. For identification purposes only

Situated Fronting Rice Lane (A59) on the corner of Eskdale Road a popular location close to all local amenities, Walton Vale, Orrell Park Train Station, schooling and approximately 4 miles from Liverpool City Centre.

Cellar Not inspected

Ground Floor Shop Main Sales

Area, 2 Offices, Kitchen/Diner WC.

First Floor 4 Rooms, Shower Room/WC. Kitchen, Separate WC

Second Floor 5 Rooms, Bathroom/WC.

Outside Yard to the rear.

LOT
77

79 Cameron Street, Kensington, Liverpool L7 0EN

*GUIDE PRICE £70,000+



- **A 2 bedroomed middle terraced property in need of a full upgrade and refurbishment works.**

Description A 2 bedroomed middle terraced in need of full upgrade and scheme of refurbishment work. Plastering work has been undertaken. Once completed the property would be suitable as a student investment opportunity and if let to 3 tenants the potential rental income is approximately £14,000 per annum. There is potential to extend into the attic to provide a further bedroom, subject to any consents. Suitable for cash purchasers only.



Not to scale. For identification purposes only

Situated Off Needham Road which in turn is off Holt Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms, Bathroom/WC.

Outside Yard.

Joint Agent



LOT
78

3 Dee Court, Ribble Road, Gateacre, Liverpool L25 5PW

*GUIDE PRICE £40,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A 1 bed first floor flat. Double glazing and central heating. Private rear garden.**

Description A one bedroomed purpose built first floor flat benefiting from double glazing, central heating and a private rear garden. The property has been recently refurbished, is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Ribble Road which in turn is off Halewood Road in the popular Gateacre Village area within walking distance to Woolton Village and approximately 5 miles from Liverpool City Centre.

Kitchen, Bedroom, Bathroom/WC.

Outside Private Rear Garden.

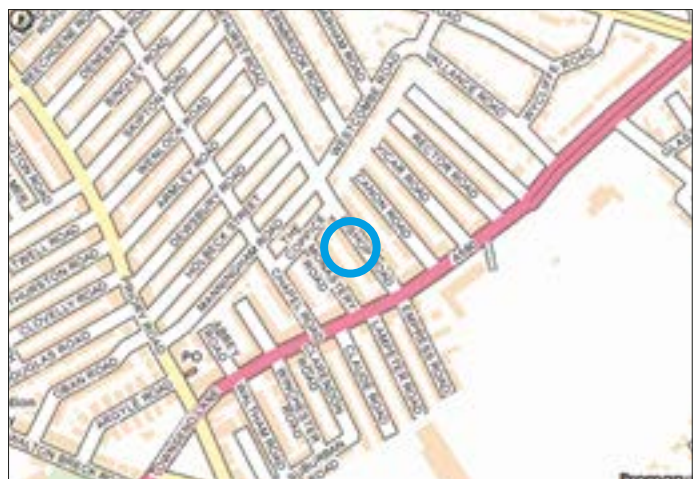
Ground Floor Main Entrance, Hallway.

First Floor Flat Hallway, Lounge,

LOT
79

21 Bishop Road, Liverpool L6 0BJ

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A three bed mid terrace property currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property benefits from double glazing and central heating.

Situated Off Townsend Lane in a popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Hallway, Front Lounge, Rear Dining Room, Kitchen

LOT
80

20 Westcott Road, Liverpool L4 2RF

*GUIDE PRICE £30,000+



- **Two bedroom plus attic room mid terrace. Double glazing.**

Description A two bedroomed plus attic room mid terraced property benefiting from double glazing. The property is in need of an upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.



Not to scale. For identification purposes only

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

First Floor Two Bedrooms, Bathroom/WC

Second Floor Attic Room

Outside Yard to the rear.

Cellar Not Inspected

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

LOT
81

231 Walton Village, Liverpool L4 6TH

*GUIDE PRICE £55,000+



- **A residential investment producing £8,280.00 per annum. double glazing. central heating.**

Description A middle terraced property converted to provide 2 x 1 bedroomed self-contained flats benefiting from double glazing and central heating. Both flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £8,280.00 per annum.



Not to scale. For identification purposes only

Situated Off Walton Lane in a popular residential location close to local amenities, Liverpool & Everton Football Club, schooling and approximately 4 miles from Liverpool City Centre.

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

Outside Yard to the rear.

Ground Floor Main Entrance, Hallway. **Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

- **A 2 bedroomed apartment. Double glazing. Electric heating. 24 Hour concierge**

Description A first floor modern 2 bedroomed apartment within a new development benefiting from double glazing, electric heating, lift, secure fobbed communal entrance, secure intercom system, and 24 hour concierge. Gym facilities and rooftop bar/restaurant are currently also underway. The property would be suitable for immediate investment purposes with a potential gross rental income in excess of £7,200 per annum.

Situated On the corner of Stanley Road and Trinity Road within close proximity to local amenities, Hugh Baird College, Strand Shopping Centre, transport links and approximately 3.5 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway.

First Floor Apartment

Hall, 2 Bedrooms (both with en-suite Wet Room/WC) Open Plan Lounge/Kitchen/Diner.

Note The apartment is known as Number 113 in the development plan which will be referred to in the legal documents.



Not to scale. For identification purposes only

- **Commercial investment currently let producing £4200 per annum. Roller shutters.**

Description A single storey ground floor commercial unit which is currently let to 'Jones Perfect Posies' by way of a 1 year lease currently holding over producing £4,200.00 per annum. The current tenant has been in situ for approximately 14 years. The property benefits from manual roller shutters.

Situated Fronting Utting Avenue in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor Main Sales area, Storeroom, Kitchen, WC.

Outside Small Yard

LOT
84

135 Finch Lane, Knotty Ash, Liverpool L14 9PY

*GUIDE PRICE £55,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £6000 per annum. Double glazing, central heating, gardens**

Description A 3 bedroomed mid-town house property currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property benefits from double glazing, central heating, gardens.

Situated Fronting Finch Lane off East Prescott Road in an established residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Outside Gardens to the front and rear.

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

First Floor 3 Bedrooms

LOT
85

70 Kirkway, Middleton, Manchester M24 1EL

*GUIDE PRICE £120,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **A 3 bedroomed bungalow. Gardens. Driveway.**

Description A 3 bedroomed semi-detached bungalow with dormer extension benefiting from off street parking and gardens. The property would be suitable for occupation or investment purposes.

Situated Fronting Kirkway in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 6 miles from Manchester City Centre.

Dormer Extension Landing, 3 Bedrooms, Bathroom/WC.

Outside Front & Rear Gardens and Driveway.

Ground Floor Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Inner Hallway.

LOT

86

126 Linacre Road, Liverpool L21 8JT

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A part let mixed use investment property producing £3,360.00 per annum.**

Description A three storey mixed use property comprising of a ground floor retail unit together with a 2 x studio flats to the upper floors. The ground floor is currently let to The Sweet Joint producing an income of £3360.00 per annum. The upper floors are in need of refurbishment and modernisation works and when fully let the potential rental income would be approximately £11,500 per annum.

Situated Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

Second Floor Flat 126b Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Shared rear yard.

Ground Floor Shop Main sales area, 2 Rear rooms, WC.

First Floor Flat 126a Lounge/Bedroom, Kitchen, Bathroom/WC.

LOT

87

18 Kenyon Road, Allerton, Liverpool L15 5BD

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **A three bedroomed end terrace in need of a full upgrade.**

Description A three bedroomed end of terraced property in need of a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for occupation, resale or investment purposes.

Please note this property is suitable for cash buyers only.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Situated Off Church Road which in turn is off Allerton Road in a sought after residential location within walking distance to Allerton Road amenities, within close proximity to schooling and approximately 4.5 miles from Liverpool city centre.

LOT
88

46 Armley Road, Liverpool L4 2UN

*GUIDE PRICE £50,000–£55,000



Not to scale. For identification purposes only

- **Residential investment producing £6,000.00 per annum. Double glazing. Central heating.**

Description A 3 bedroomed middle terrace property benefiting from double glazing and central heating which is currently let by way of an Assured Shorthold Tenancy producing £6,000.00 per annum. The property would be suitable for HMO conversion subject to any necessary consents. If let to 4 tenants at £75pppw the potential rental income would be approximately £15,600.00 per annum.

Situated Off Priory Road in a popular and well established residential location within close proximity to local amenities, Liverpool Football Club, schooling and approximately 2.5 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

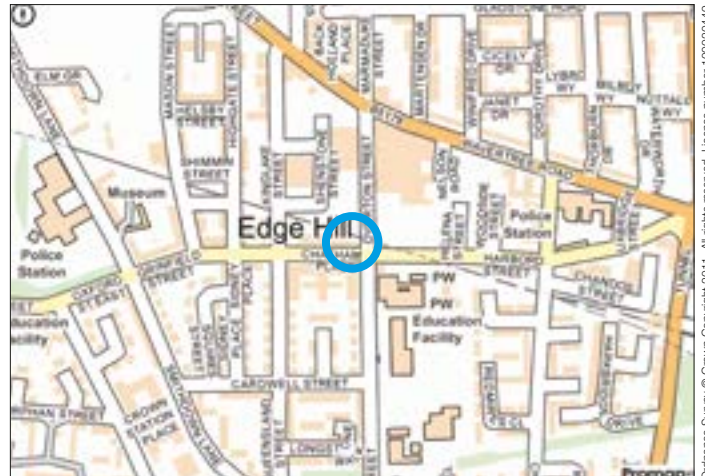
Note Please note we have not internally inspected the property.

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

LOT
89

Pod 64 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **A residential investment producing £6296 per annum. double glazing. electric heating.**

Description A fully furnished student pod currently let by way of an Assured Shorthold Tenancy producing approximately £6,296 per annum with a rental guarantee up until December 2021. The property benefits from, double glazing, electric heating, onsite gym, Laundry facility, communal media room, games room and 24 hour concierge.

Situated Off Queensland Street in a popular location close to Liverpool's Universities and approximately 1.5 miles from Liverpool City Centre amenities.

Ground Floor Pod Bed/Study Area, En Suite Shower Room/WC Communal Living Room/Kitchen which is shared by 6 pods within the cluster

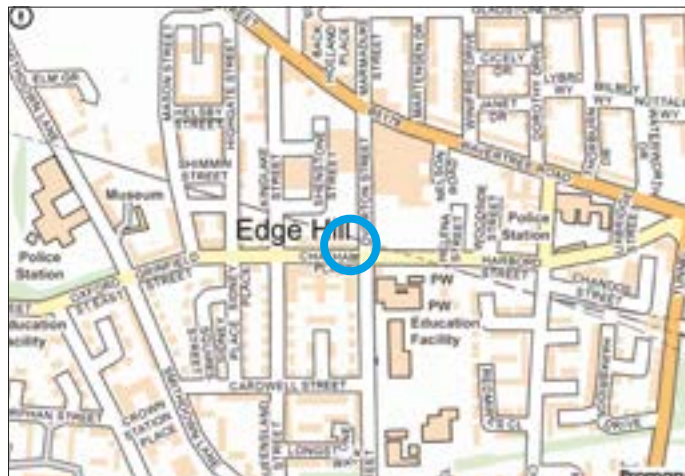
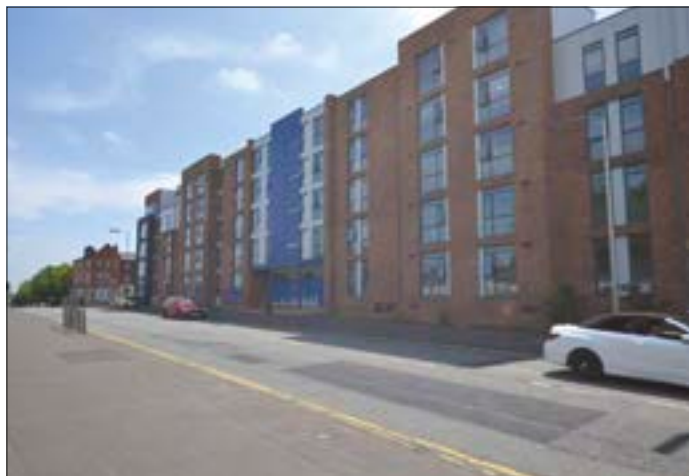
Basement Gym, Bike Store, Laundry Room, media room

Ground Floor Main entrance and Concierge, Communal lounge/Games Room

LOT
90

Pod 65 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **A residential investment producing £6296 per annum. double glazing. electric heating.**

Description A fully furnished student pod currently let by way of an Assured Shorthold Tenancy producing approximately £6,296 per annum with a rental guarantee up until December 2021. The property benefits from, double glazing, electric heating, onsite gym, Laundry facility, communal media room, games room and 24 hour concierge.

Situated Off Queensland Street in a popular location close to Liverpool's Universities and approximately 1.5 miles from Liverpool City Centre amenities.

Ground Floor Pod Bed/Study Area, En Suite Shower Room/WC Communal Living Room/Kitchen which is shared by 6 pods within the cluster

Basement Gym, Bike Store, Laundry Room, media room

Ground Floor Main entrance and Concierge, Communal lounge/Games Room

LOT
91

35 Aspen Grove, Toxteth, Liverpool. L8 0SR

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **A 3 bedroomed end of terrace property. double glazing. central heating. HMO Potential.**

Description A good sized 3 bedroomed end of terrace property which benefits from double glazing and central heating. The property would be suitable as an HMO investment opportunity following a scheme of refurbishment works and potential to let to 5 tenants, subject to any consents. If let to 5 tenants at £85 pppw the potential rental income would be approximately £22,100 per annum. There is also potential to provide a further bedroom to the second floor subject to obtaining the necessary planning consents.

Situated Between Lodge Lane and Hartington Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Sefton Park and good transport links, approximately 2.5 miles from Liverpool City Centre.

Through Lounge/Living Room, Kitchen/Diner.

First Floor Landing, 3 Bedrooms, Bathroom/WC.

Second Floor Attic Room with velux window - Not Inspected.

Basement Not Inspected.

Outside Rear Yard.

Ground Floor Entrance Hall,

Joint Agent



LOT
92

31 Boulderstone Road, Stalybridge, Cheshire SK15 1HJ

*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

- A three bedroomed semi detached property. Double glazing. Central heating.

Description A three bedroomed semi detached property benefiting from double glazing, central heating, conservatory, driveway and gardens to the front and rear offering stunning views. The property would be suitable for occupation, investment or resale purposes. Please note the property is suitable for cash buyers only.

Situated Off Longridge Avenue which is in turn off Arlies Lane in a popular and well established residential location close to local amenities, transport links, schooling and approximately 1.9 miles from Stalybridge town centre.

First Floor Three Bedrooms, Shower Room/WC

Outside Gardens to the front and rear, driveway

Joint Agent

bridgfords

Ground Floor Porch, Living Room, Kitchen/Diner, Conservatory

LOT
93

9 Cranborne Road, Liverpool L15 2HX

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- An extended 3/4 bedroomed middle terraced property benefiting from double glazing and central heating.

Description An extended 3/4 bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £16,640 per annum if let to 4 individuals at £80pppw.

Situated Off Smithdown Road close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Letting Room, Communal Lounge, Kitchen

First Floor Bathroom/WC, Three Bedrooms

LOT

94

34 Scorton Street, Liverpool L6 4AT

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A vacant 2 bedroomed middle terrace property. Good condition. Double glazing. Central heating.**

Description A vacant 2 bedroomed middle terrace property which benefits from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes and has until recently been let at a rental income of £6,000 per annum.

Situated Off Rocky Lane in a popular and well established residential location within close proximity to local shopping amenities, Tuebrook shopping, Newsham Park, schooling, Liverpool Football Club and approximately 3.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Rear Yard.

LOT

95

2 Pope Street, Bootle, Merseyside L20 4PH

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A 2 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy at a rental income of £5400.00 per annum. The property benefits from double glazing, central heating and a side and rear yard.

Situated Off Gray Street which in turn is off Knowsley Road in an established and popular residential location within easy access to local amenities, schooling and approximately 5 miles from Liverpool City Centre .

First Floor 2 Bedrooms, Bathroom/WC

Outside Rear Yard, garden to side.

Ground Floor Hall, Lounge, Dining Room/Kitchen

LOT
96

12 Marcham Way, Norris Green, Liverpool L11 2TA

***GUIDE PRICE £55,000+**



WITHDRAWN

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

Description A three bedroomed end of terrace property benefiting from double glazing, gas central heating, gardens to the front and rear and gated driveway to the front. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated just off Stalisfield Avenue in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Outside Front and Rear gardens. Gated driveway.

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

First Floor Three Bedrooms, Bathroom/WC

LOT
97

17 Roughwood Drive, Kirkby, Liverpool L33 9TY

***GUIDE PRICE £50,000+**



WITHDRAWN

- **A residential investment producing £5,940 per annum**
Double glazing. Central heating. Gardens.

Description A three bedroomed mid terraced property benefiting from double glazing, gas central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum.

Situated Off Simonswood Lane in an established residential location within close proximity to local amenities and Kirkby town centre. Approximately 6 miles from Liverpool city centre.

Outside Front and Rear gardens.

Ground Floor Lounge, Dining Room, Kitchen, WC.

First Floor Three Bedrooms, Bathroom with walk-in Shower

LOT

98

234 Derby Road, Bootle, Liverpool L20 8JL

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Mixed use investment opportunity. Potential HMO. double glazing. Central heating**

Description A three storey plus basement mixed use investment opportunity which consists of a commercial unit which previously traded as a Café together with a 6 bed HMO investment opportunity to the first and second floors, accessed via a separate side entrance. The property benefits from double glazing and central heating and would be suitable for a number of uses, subject to any relevant consents. Once the property was modernised the potential rental income is approximately £35,000 per annum.

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

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

Second Floor 3 Rooms, Bathroom/WC, Kitchen

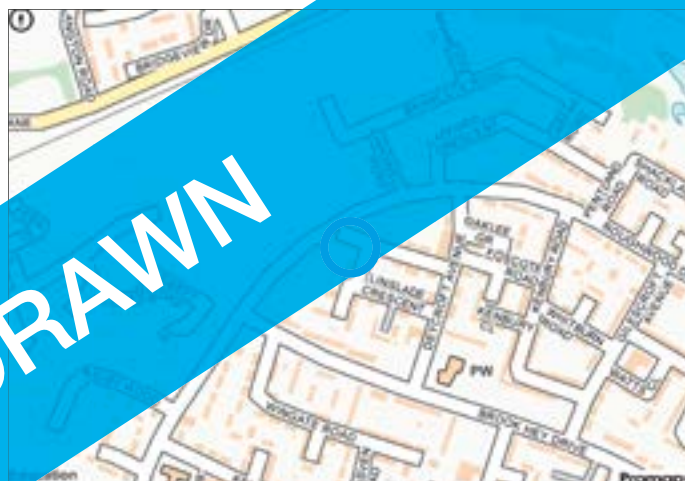
Ground Floor Café - Main Sales Area with 30 covers, Prep Room, Kitchen, WC

LOT

99

121 Roughwood Drive, Kikrby, Liverpool L33 9UG

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

Description A large three bedroomed mid terraced property benefiting from double glazing, gas central heating, gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Off Simonswood Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Outside Front and rear gardens.

Ground Floor Open Plan Lounge/Dining Room, Kitchen

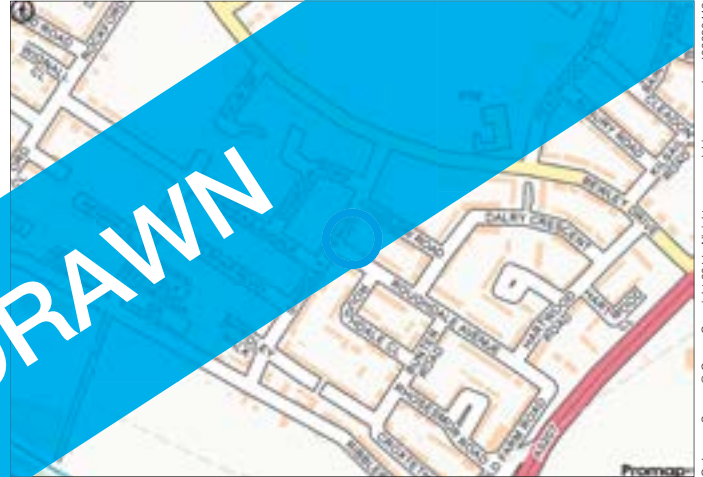
First Floor Three Bedrooms, Bathroom/WC

LOT

100

29 Shirdley Avenue, Kirkby, Liverpool L32 7QG

*GUIDE PRICE £50,000+



WITHDRAWN

- A residential investment producing £5,700 per annum.
Double glazing. Central heating. Gardens.

Description A two bedroomed end terraced property benefiting from double glazing, gas central heating, gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.

Situated Off Bewley Drive in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Outside Front and rear gardens.

Ground Floor Lounge, Dining Room, Kitchen,

First Floor Two Bedrooms, Bathroom/WC

LOT

101

33 Quernmore Road, Kirkby, Liverpool L33 6UY

*GUIDE PRICE £50,000+



WITHDRAWN

- A residential investment producing £5,700 per annum.
Double glazing. Central heating. Gardens.

Description A two bedroomed end terraced property benefiting from double glazing, gas central heating, gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.

Situated Off Old Rough Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Outside Front and rear gardens.

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

First Floor Two Bedrooms, Bathroom/WC



Not to scale. For identification purposes only

• A 3 bedroomed middle terrace property.

Description A vacant 3 bedroomed middle terrace property which is in need of a full upgrade and scheme of refurbishment works following which the property would be suitable for investment purposes with a potential income in excess of £6,600 per annum. The property will be suitable for cash buyers only.

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

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

First Floor 3 Bedrooms.

Outside Rear Yard.

SuttonKersh

Merseyside's
No1 property
auctioneer!

For a free appraisal of your
property contact us today
suttonkersh.co.uk/auctions
0151 207 6315



Attention Landlords!

Whether you are a new landlord with a single property or an experienced landlord with an extensive portfolio, we have nearly 40 years experience in finding tenants quickly and managing their on-going needs.

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory*
- Rent warranty*
- ARLA registered

**YOU BUY THE PROPERTY –
LET US DO ALL THE WORK!**

**DISCOUNTS AVAILABLE
FOR PORTFOLIO LANDLORDS!**

**TALK TO COLIN WOODS, LETTINGS
MANAGER TODAY AT THE LETTINGS DESK**

For more information on our range of landlord services or to arrange a FREE property valuation visit our Lettings Desk today, or:

T: 0151 482 2594 E: lettings@suttonkersh.co.uk

Terms & conditions for proxy or telephone bidders

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

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

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

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

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 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.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
- 17 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form

Date of Auction Lot Number

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

Address of Lot

Maximum bid price Words

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

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

..... Postcode

For the attention of..... Telephone

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

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

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

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

.....

Date of signing

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

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed on behalf of Sutton Kersh Date

Telephone bidding form

Name

Address

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

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

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

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

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

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

Solicitor address

Tel no Fax no

Person acting

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

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

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

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

Date of signing

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

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed on behalf of Sutton Kersh Date

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.

GLOSSARY

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION Date

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

APPROVED FINANCIAL INSTITUTION

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

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

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

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

DOCUMENTS

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The

INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

TENANCIES; leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

Words in CAPITALS have special meanings, which are 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. 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 CAPITALS have special meanings, which are 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.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. THE SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

	<p>(a) matters registered or capable of registration as local land charges;</p> <p>(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;</p> <p>(c) notices, orders, demands, proposals and requirements of any competent authority;</p> <p>(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;</p> <p>(e) rights, easements, quasi-easements, and wayleaves;</p> <p>(f) outgoing and other liabilities;</p> <p>(g) any interest which overrides, under the Land Registration Act 2002;</p> <p>(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</p> <p>(i) anything the SELLER does not and could not reasonably know about.</p>				
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.				
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.				
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:				
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and				
	(b) the SELLER is to leave them at the LOT.				
G1.8	The BUYER buys with full knowledge of				
	(a) the DOCUMENTS, whether or not the BUYER has read them; and				
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.				
G1.9	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 conveyance's written replies to written enquiries to the extent stated in those replies.				
G2	Deposit				
G2.1	The amount of the deposit is the greater of:				
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and				
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).				
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.				
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.				
G3	Between CONTRACT and COMPLETION				
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				
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or				
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.				
G3.2	If the SELLER is required to insure the LOT then the SELLER				
	(a) must produce to the BUYER on request all relevant insurance details;				
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;				
	(c) gives no warranty as to the adequacy of the insurance;				
	(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;				
	(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				
	(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).				
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.				
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.				
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.				
G4	Title and identity				
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.				
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:				
	(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.				
	(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.				
	(c) If title is in the course of registration, title is to consist of:				
	(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;				
	(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and				
	(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.				
	(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.				
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):				
	(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and				
	(b) the covenant set out in section 4(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.				
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.				
G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.				
G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.				
G5	TRANSFER				
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS				
	(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and				
	(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.				
G5.2	If the SELLER 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.				
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.				
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.				
G6	COMPLETION				
G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.				
G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.				
G6.3	Payment is to be made in pounds sterling and only by				
	(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and				
	(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.				
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.				
G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.				
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.				
G7	Notice to complete				
G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.				
G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:				
G7.3	(a) terminate the CONTRACT;				
	(b) claim the deposit and any interest on it if held by a stakeholder;				
	(c) forfeit the deposit and any interest on it;				
	(d) resell the LOT; and				
	(e) claim damages from the BUYER.				
G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:				
	(a) terminate the CONTRACT; and				
	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.				
G8	If the CONTRACT is brought to an end				
	If the CONTRACT is lawfully brought to an end:				
	(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and				
	(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.				
G9	Landlord's licence				
G9.1	Where the LOT is or includes leasehold land and licence to assign 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				
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and				
	(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).				
G9.5	The BUYER must promptly				
	(a) provide references and other relevant information; and				
	(b) comply with the landlord's lawful requirements.				
G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the 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.				
G10	Interest and apportionments				
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.				
G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.				
G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:				
	(a) the BUYER is liable to pay interest; and				
	(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.				
G10.4	Apportionments are to be calculated on the basis that:				
	(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;				
	(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (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				
	(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.				
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.				
G11	ARREARS				
Part 1 – Current rent					
G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.				
G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.				
G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.				
Part 2 – BUYER to pay for ARREARS					
G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.				
G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.				
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.				
Part 3 – BUYER not to pay for ARREARS					
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS				
	(a) so state; or				
	(b) give no details of any ARREARS.				
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:				
	(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;				
	(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);				
	(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;				
	(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;				
	(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and				
	(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.				
G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.				
G12	Management				
G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.				
G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.				
G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:				
	(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;				
	(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and				
	(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.				
G13	Rent deposits				
G13.1	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.	(a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925. The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
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.		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.
G13.4	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.		G24.4 Following COMPLETION the BUYER must: (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
G14 VAT			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.
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			G25 Warranties
G15.1	Where the SPECIAL CONDITIONS so state: (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and (b) this CONDITION G15 applies.		G25.1 Available warranties are listed in the SPECIAL CONDITIONS. G25.2 Where a warranty is assignable the SELLER must: (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
G15.2	The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		G25.3 If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
G15.3	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person. The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G21 Environmental	G26 No assignment
G15.4	The BUYER confirms that (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and (d) it is not buying the LOT as a nominee for another person. The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	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.	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.
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge VAT on them.	G22 Service Charge	G27 Registration at the Land Registry
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.	G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. G22.2 No apportionment is to be made at COMPLETION in respect of service charges. G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant; (c) any amounts due from a tenant that have not been received; (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable. G22.4 In respect of each TENANCY, if the service charge account shows: (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies. G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER. G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.	G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: (a) procure that it becomes registered at the Land Registry as proprietor of the LOT; (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: (a) apply for registration of the TRANSFER; (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.
G16 Capital allowances		G23 Rent reviews	G28 Notices and other communications
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined. G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed. G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed. G23.4 The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings. G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it. G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds. G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS. G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. G28.2 A communication may be relied on if: (a) delivered by hand; or (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY. G28.3 A communication is to be treated as received: (a) when delivered, if delivered by hand; or (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY. G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
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.		G29 CONTRACTs (Rights of Third Parties) Act 1999
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.
G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.		
G17 Maintenance agreements			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.		
G18 Landlord and Tenant Act 1987			
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 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 (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.		
G19.5	Where relevant:		

Residential Lettings & Estate Agency Services...



...We **Sell** More Because We **Do** More

SuttonKersh

2 Cotton Street
Liverpool
L3 7DY

www.suttonkersh.co.uk

Working with



**Beresford
Adams**