

# property auction

**Thursday 21 May 2020**  
12 noon prompt

Please note this auction will be streamed live online only

**SuttonKersh**

The logo for SuttonKersh features the company name in a bold, black, sans-serif font. Below the text is a yellow curved line that starts under the 'S' and ends under the 'h', resembling a stylized smile or a swoosh.

**suttonkersh.co.uk**

# Merseyside's leading auction team...



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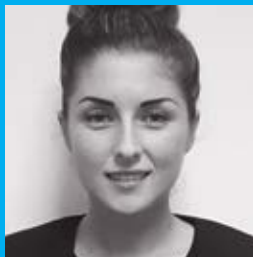
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for free advice or to arrange a free valuation

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# Welcome



**Welcome to our May auction which will be starting as usual at 12 noon prompt!**

However this month has yet again another twist as we will be holding this as a “Live” sale to be streamed exclusively on-line only.

Our effervescent auctioneer Andrew Binstock will take the screen to auction over 90 lots in his inimitable fashion so it will make interesting viewing of that you can be assured.

If you are intending to bid you can do so remotely in a number of ways and full details of which are in this catalogue, but in brief you can bid online, by telephone or proxy. You will need to be registered to bid so please ensure you do so as soon as possible as we have a large number of bidders to process.

This catalogue has something for everyone and we have a particularly good selection of vacant houses and regulated investment opportunities.

Here are just a small selection of what’s on offer:

**Lot 1** Princes Building, 81 Dale Street

**Lot 48** 39 Gilroy Road, Kensington

**Lot 54** Car Parking Space 85, Mann Island

**Lot 57** 13 North View, Edge Hill

**Lot 75** 292/294 Smithdown Road and 1 Russell Road, Liverpool L15

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

Best wishes and please stay safe!

**Cathy Holt MNAEA MNAVA**  
**Associate Director**

# 95

 lots available

# 40+

vacant residential

# 20+

residential investment

# 2

commercial investment

# 7

vacant commercial

# 4

development opportunities

# 4

 land 

# 2

 ground rent

## Highlights



Princes Building, 81 Dale Street, Liverpool L2 2HT



39 Gilroy Road, Kensington, Liverpool L6 6BG



Car Parking Space 85, Mann Island, Liverpool L3 1EA



13 North View, Edge Hill, Liverpool L7 8TS



292/294 Smithdown Road and 1 Russell Road, Liverpool L18 1DY

# Auction results Thursday 2 April 2020

over **70%**  
totalling

over **£5m**  
sold

over **£2m**  
sold prior

These are strange times in which we are living yet despite all the uncertainty surrounding us it seems the one constant is property.

Buyers were abundant for our April sale which we switched to an online-only sale at short notice and it was a resounding success!

We had: **221** unique bidders

place **612** bids

resulting in us selling over **£5m** of property!

## Highlights



15 Adelaide Road, Kensington,  
Liverpool L7 8SG  
Guide price £85,000+\*  
**SOLD FOR £112,000**



51 Shepherds Row, Castlefields,  
Runcorn, Cheshire WA7 2LG  
Guide price £40,000+\*  
**SOLD FOR £59,000**



228-232 Knowsley Road, Bootle,  
Merseyside L20 5DG  
Guide price £60,000+\*  
**SOLD FOR £103,000**



37 Hope Street,  
Liverpool L1 9DZ  
Guide price £150,000+\*  
**SOLD FOR £213,500**



77 Dryden Street, Bootle,  
Merseyside L20 4RT  
Guide price £35,000+\*  
**SOLD FOR £50,000**

# Absentee bidding guide for live streamed closed door auction

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Due to Covid-19, our auction will be live streamed with a live auctioneer. All bidders will need to register for remote bidding. There will be no in room bidding. The link to the live stream will be released on our website on the morning of the auction

We offer 3 ways to bid at our auction.

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

You will be required to complete the following before you can bid

1. **Bidding Form** Please complete the relevant bidding form and return it to us by email [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) at least 48 hours before the start of the auction. We will require a separate bidding form for each property you want to bid on.
2. **Money Laundering ID Check** We will require you to pass our verification process, details of which can be found in the money laundering section of this guide.
3. **Proof of Funds** We will contact you for your debit card details or for you to transfer 10% of your maximum bid plus the buyer's admin fee to our client account at least 24 hours before the start of the auction.

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

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

**Please complete one form per property**

Please tick to either bid by  Telephone  Proxy  Internet

I hereby instruct and authorise Sutton Kersh Auctions to bid on my behalf in accordance with the terms and conditions as set out in the catalogue and I understand that should my bid be successful the offer will be binding upon me.

Date of Auction .....

**Lot Details** Lot Number .....

Lot Address .....

Maximum bid £ ..... Maximum bid in words .....

**Purchaser Details** Title Full Name(s) .....

Company .....

Address Line 1 .....

Address Line 2 ..... Postcode.....

Telephone no to contact on auction day ..... Additional telephone no .....

Email .....

**Bidder Details if different to purchaser details** Title Full Name(s) .....

Company .....

Address Line 1 .....

Address Line 2 ..... Postcode.....

Telephone no to contact on auction day ..... Additional telephone no .....

Email .....

**Solicitor's Details** Title Name .....

Company .....

Address Line 1 .....

Address Line 2 ..... Postcode.....

Telephone no .....

Email .....

**Proof of Identity / Proof of funds** Please note you must provide 2 forms of certified ID, one photographic and one proof of residence. Please see the money laundering section of our terms and conditions. In all cases we will require proof of funds.

**Payment Requirements** All successful bidders are required to pay a 10% deposit subject to a minimum of £3,000, whichever is the greater and buyers administration charge, to the auctioneers.

Should the telephone or internet bid 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 bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.

**Payment Details** I attach Bank Draft / Building Society Draft for: £ ..... In words .....

Or Debit Card Number: ..... Valid from: ..... Expires end: .....

Issue Number: ..... CSV: .....

Name (as it appears on the card) .....

**Note:** In the event of unsuccessful proxy, telephone or internet bids all drafts or bidding forms will be shredded unless otherwise requested.

**Terms and Conditions For, Telephone, Proxy and Internet Bidding** I hereby confirm that I have read the Common Auction Conditions, Extra Conditions and Special Conditions of sale. I have also read the auctioneer's presale announcements and terms and conditions for telephone, proxy and internet bidders. 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 day of the auction. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will 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.

Signature of prospective purchaser .....

Date of signature.....

**Once you have completed this form please send to: [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)**

**Checklist**  ID  Payment Method

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](http://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](mailto:privacy@countrywide.co.uk).

# Terms & conditions for proxy, telephone or internet bidders

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

1. A proxy/telephone/internet form must be used to submit your bid to the auctioneers 48 hours before the day of the auction. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate proxy, telephone or internet bidding form in the catalogue or on the auctioneers website and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.

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

**Internet bidding** Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted.

2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
3. All proxy, telephone or internet bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. All bidders must provide a Bank or Building Society Draft or valid debit card details to cover the sum of 10% of the maximum bid or £3,000 whichever is the greater, and the buyers administration charge, to the auctioneer 48 hours prior to the auction to validate the proxy, telephone or internet bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your bid unless we hold payment details.** Please note we do not accept cash or cheques.

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

A separate proxy, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.

4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.

6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. In the case of unsuccessful bidders' deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
10. Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
14. The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser, we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

# Auctioneer's pre-sale announcements

**You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations. 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](http://suttonkersh.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.**

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk) or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
17. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
18. Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
19. Sutton Kersh hold regular property auctions throughout the year.
20. Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

## Guide Prices, Reserve Prices and Buyer's Fees

### Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different

to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.



# 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 with no exceptions.

## ID CAN BE APPROVED AS FOLLOWS

1. Via our real time online app, our team can invite you to complete the process via your PC, tablet or smartphone
2. The Post Office can verify up to 3 × forms of ID for a small charge.
3. Solicitors, the bank, an accountant or other professional body can certify the relevant ID.

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

1. In the case of an **individual bidding at auction**, we require 2 forms of certified ID, one photographic and one proof of residence – a list of acceptable documents can be found below.
2. In the case of an **individual acting on behalf of a third party individual**, we require 2 forms of certified ID, one photographic and one proof of residence **from both parties** – a list of acceptable documents can be found below.
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 your name or address changes. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, 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. Pre registration to bid remotely will need to be in place 48 hours before the date of the auction. **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).	

All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk).

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

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

together.®

Rates from  
just 0.49%\*,  
with no  
valuation or  
lender legal  
fees?!\*\*



That's worth shouting about. With more than 15 years' experience in auction finance, we'll work quickly and flexibly so you can complete within your deadline.

Call us on 0333 242 5856  
or find out more at  
[togetherness.co.uk/auction](https://togetherness.co.uk/auction)

Any property used as security, including your home, may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it.

\*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.

\*\*On loans up to £500,000 for residential properties only.

# Order of sale Thursday 21 May

## For sale by public auction unless sold prior or withdrawn

1	Princes Building, 81 Dale Street, Liverpool L2 2HT	£750,000+*
2	55 Morecambe Street, Liverpool L6 4AU	£30,000+*
3	43 Lindale Road, Liverpool L7 0JS	£55,000+*
4	825/827 Hollins Road, Oldham OL8 3PP	£110,000+*
5	46 Romer Road, Kensington, Liverpool L6 6DJ	£75,000+*
6	81 Deveraux Drive, Wallasey, Merseyside CH44 4DQ	£75,000+*
7	8 Glyndwr Street, Port Talbot, West Glamorgan SA13 1YH	£40,000+*
8	77 Neston Street, Liverpool L4 4DP	£40,000+*
9	52 Stevenson Street, Liverpool L15 4HB	£70,000+*
10	97 Gentwood Road, Liverpool L36 2QJ	£55,000+*
11	100 Southgate Road, Liverpool L13 5XZ	SOLD PRIOR
12	31 Esmond Street, Liverpool L6 5AY	SOLD PRIOR
13	17 Sandbeck Street, Liverpool L8 4RU	£65,000+*
14	Apt 1601, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD	£150,000+*
15	59 Townsend Lane, Anfield, Liverpool L6 0AX	£65,000+*
16	44 Hannan Road, Kensington, Liverpool L6 6DB	£85,000+*
17	21 Sulgrave Close, Liverpool L16 6AD	£110,000+*
18	22 Halsbury Road, Kensington, Liverpool L6 6DQ	£70,000+*
19	191 Gentwood Road, Liverpool L36 2QL	£55,000+*
20	34 Francis Way, Liverpool L16 5EW	£110,000+*
21	10 Brackendale Avenue, Liverpool L9 0JT	£75,000+*
22	85 Watling Avenue, Liverpool L21 9NX	£85,000+*
23	16 Melling Road, Bootle, Merseyside L20 5BD	£40,000+*
24	58 Argyle Street South, Birkenhead, Merseyside CH41 9BX	£60,000+*
25	30 Jonville Road, Liverpool L9 9BQ	£62,500+*
26	40 Appleby Lawn, Netherley, Liverpool L27 5RF	£60,000+*
27	66 Wyresdale Road, Aintree, Liverpool L9 0JS	£85,000+*
28	Land adjacent to 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL	£20,000+*
29	51 St. Marys Road, Garston, Liverpool L19 2NJ	£165,000+*
30	Flat 1, 1 Ilford Avenue, Liverpool L23 7YE	£85,000+*
31	24 Cuper Crescent, Liverpool L36 3RP	£52,500+*
32	7 Studley Court, 45 Park Crescent, Southport, Merseyside PR9 9LJ	£10,000+*
33	Apartment 223, 15 Hatton Garden, Liverpool L3 2HA	£80,000+*
34	56 Arnot Street Liverpool L4 4ED	£50,000+*
35	59 Ruskin Street, Liverpool L4 3SH	£40,000+*
36	53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX	£80,000+*
37	Plots 23, 30 and 37 land south of High Street, Porth CF39 9HL	NIL RESERVE*
38	Plots 39, 40 and 41 land south of High Street, Porth CF39 9HL	NIL RESERVE*
39	125 Marled Hey, Liverpool L28 0QR	£30,000+*
40	175 Gentwood Road, Liverpool L36 2QL	£55,000+*
41	51 Renwick Road, Liverpool L9 2DE	£70,000+*
42	Ground Rent Investment, 15 Kersal Crag, Salford M7 4SL	NIL RESERVE*
43	Ground Rent Investment, 17 Kersal Crag, Salford M7 4SL	NIL RESERVE*
44	475/475a West Derby Road, Liverpool L6 4BN	SOLD PRIOR
45	4 Guernsey Road, Tuebrook, Liverpool L13 6RZ	£90,000+*
46	3 Withnell Road, Broadgreen, Liverpool L13 4DB	£95,000+*
47	26 Gateacre Vale Road, Woolton, Liverpool L25 5NP	£185,000+*
48	39 Gilroy Road, Kensington, Liverpool L6 6BG	£45,000+*
49	Flat 7, 33 Princes Avenue, Princes Park, Liverpool L8 2UP	£30,000-£40,000*
50	3 Vale Lodge, Rice Lane, Liverpool L9 1LR	£45,000+*
51	33 Crosby Road South, Liverpool L21 1EN	£200,000+*
52	14 Seaforth Drive, Wirral, Merseyside CH46 0TD	£165,000+*
53	1 Wadham Road, Bootle, Merseyside L20 7DG	£55,000+*
54	Car Parking Space 85, Mann Island, Liverpool L3 1EA	£18,000+*
55	41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	£25,000-£30,000*

56	66 Lower Breck Road, Liverpool L6 4BZ	SOLD PRIOR
57	13 North View, Edge Hill, Liverpool L7 8TS	£350,000+*
58	134 Longmoor Lane, Liverpool L9 0EJ	£50,000+*
59	54 Southey Street, Bootle, Merseyside L20 4LL	£75,000+*
60	40 Fernhill Road, Bootle, Merseyside L20 9HH	£35,000–£45,000*
61	Flats 1–3 Rullerton Mews, Rullerton Road, Wallasey CH44 5XR	£195,000+*
62	97a Linacre Road, Liverpool L21 8NS	£20,000–£25,000*
63	1 Northgate Road, Liverpool L13 6RS	£85,000+*
64	Apt 48 Princes Gardens, Highfield Street, Liverpool L3 6LH	£70,000+*
65	126 Longdown Road, Liverpool L10 4UT	SOLD PRIOR
66	90 July Road, Liverpool L6 4BT	£45,000+*
67	3 Strawberry Road, Liverpool L11 7AA	£60,000+*
68	18 Buckfast Close, Bootle, Merseyside L30 5QT	£55,000+*
69	25 Wenlock Road, Liverpool L4 2UU	POSTPONED
70	136 Jubilee Drive, Kensington, Liverpool L7 8SW	£140,000+*
71	67 Esher Road, Liverpool L6 6DE	£80,000+*
72	Sunnyside Cottage, Greensbridge Lane, Tarbock Green L35 1QD	£125,000+*
73	25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX	£115,000+*
74	Flat 142 Candia Towers, Jason Street, Liverpool L5 5EN	£35,000+*
75	292/294 Smithdown Road and 1 Russell Road, Liverpool L18 1DY	£350,000+*
76	74 Hawkins Street, Liverpool L6 6BZ	£65,000+*
77	175/175a County Road, Walton, Liverpool L4 5PB	SOLD PRIOR
78	73 Elaine Street, Liverpool L8 8HU	£60,000+*
79	71 Dorrit Street, Liverpool L8 8AN	£65,000+*
80	31 Challis Street, Birkenhead, Merseyside CH41 7DH	£60,000+*
81	9 Milverton Street, Liverpool L6 6AU	£70,000+*
82	38 Millvale Street, Liverpool L6 6BB	£45,000+*
83	41 Clapham Road, Liverpool L4 2TG	SOLD PRIOR
84	Plots 24 and 25, Land south of High Street, Porth CF39 9HL	NIL RESERVE*
85	Plots 26 and 27, Land south of High Street, Porth CF39 9HL	NIL RESERVE*
86	209 Molyneux Road, Kensington, Liverpool L6 6AL	£75,000+*
87	2 Chelwood Avenue, Childwall, Liverpool L16 3NW	£150,000+*
88	26 Hinton Street, Fairfield, Liverpool L6 3AP	£70,000+*
89	155 Auckland Terrace, Shildon, County Durham DL4 1BA	£25,000+*
90	19 Marshall Road, Newton Aycliffe, County Durham DL5 4ET	£50,000+*
100	Flat 6, 15 Priory Avenue, Southampton SO17 2NR	£145,000+*
101	9a Forest Gardens, Lyndhurst, Hampshire SO43 7AF	£425,000+*
102	81 Driver Street, Sheffield S13 9WQ	£120,000–£130,000*
103	3 Shay Road, Stocksbridge, Sheffield, South Yorkshire S36 1FB	SOLD PRIOR
104	17 Glossop Street, Leeds LS6 2LE	£70,000+*

# Order of sale by type

## Commercial investment

- 44 475/475a West Derby Road, Liverpool L6 4BN
- 54 Car Parking Space 85, Mann Island, Liverpool L3 1EA

## Development opportunities

- 28 Land adjacent to 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL
- 29 51 St. Marys Road, Garston, Liverpool L19 2NJ
- 32 7 Studley Court, 45 Park Crescent, Southport, Merseyside PR9 9LJ
- 51 33 Crosby Road South, Liverpool L21 1EN

## Ground rent

- 42 Ground Rent Investment, 15 Kersal Crag, Salford M7 4SL
- 43 Ground Rent Investment, 17 Kersal Crag, Salford M7 4SL

## Land

- 37 Plots 23, 30 and 37 land south of High Street, Porth CF39 9HL
- 38 Plots 39, 40 and 41 land south of High Street, Porth CF39 9HL
- 84 Plots 24 and 25, Land south of High Street, Porth CF39 9HL
- 85 Plots 26 and 27, Land south of High Street, Porth CF39 9HL

## Residential investment

- 1 Princes Building, 81 Dale Street, Liverpool L2 2HT
- 3 43 Lindale Road, Liverpool L7 0JS
- 5 46 Romer Road, Kensington, Liverpool L6 6DJ
- 8 77 Neston Street, Liverpool L4 4DP
- 9 52 Stevenson Street, Liverpool L15 4HB
- 10 97 Gentwood Road, Liverpool L36 2QJ
- 13 17 Sandbeck Street, Liverpool L8 4RU
- 15 59 Townsend Lane, Anfield, Liverpool L6 0AX
- 17 21 Sulgrave Close, Liverpool L16 6AD
- 19 191 Gentwood Road, Liverpool L36 2QL
- 20 34 Francis Way, Liverpool L16 5EW
- 22 85 Watling Avenue, Liverpool L21 9NX
- 23 16 Melling Road, Bootle, Merseyside L20 5BD
- 25 30 Jonville Road, Liverpool L9 9BQ
- 26 40 Appleby Lawn, Netherley, Liverpool L27 5RF
- 31 24 Cuper Crescent, Liverpool L36 3RP
- 36 53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX

- 40 175 Gentwood Road, Liverpool L36 2QL
- 41 51 Renwick Road, Liverpool L9 2DE
- 57 13 North View, Edge Hill, Liverpool L7 8TS
- 59 54 Southey Street, Bootle, Merseyside L20 4LL
- 61 Flats 1–3 Rullerton Mews, Rullerton Road, Wallasey CH44 5XR
- 63 1 Northgate Road, Liverpool L13 6RS
- 65 126 Longdown Road, Liverpool L10 4UT
- 73 25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX
- 75 292/294 Smithdown Road and 1 Russell Road, Liverpool L18 1DY
- 78 73 Elaine Street, Liverpool L8 8HU
- 79 71 Dorrit Street, Liverpool L8 8AN
- 90 19 Marshall Road, Newton Aycliffe, County Durham DL5 4ET

## Vacant commercial

- 4 825/827 Hollins Road, Oldham OL8 3PP
- 24 58 Argyle Street South, Birkenhead, Merseyside CH41 9BX
- 35 59 Ruskin Street, Liverpool L4 3SH
- 58 134 Longmoor Lane, Liverpool L9 0EJ
- 60 40 Fernhill Road, Bootle, Merseyside L20 9HH
- 77 175/175a County Road, Walton, Liverpool L4 5PB
- 87 2 Chelwood Avenue, Childwall, Liverpool L16 3NW

## Vacant residential

- 2 55 Morecambe Street, Liverpool L6 4AU
- 6 81 Deveraux Drive, Wallasey, Merseyside CH44 4DQ
- 7 8 Glyndwr Street, Port Talbot, West Glamorgan SA13 1YH
- 11 100 Southgate Road, Liverpool L13 5XZ
- 12 31 Esmond Street, Liverpool L6 5AY
- 14 Apt 1601, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD
- 16 44 Hannan Road, Kensington, Liverpool L6 6DB
- 18 22 Halsbury Road, Kensington, Liverpool L6 6DQ
- 21 10 Brackendale Avenue, Liverpool L9 0JT
- 27 66 Wyresdale Road, Aintree, Liverpool L9 0JS
- 30 Flat 1, 1 Ilford Avenue, Liverpool L23 7YE
- 33 Apartment 223, 15 Hatton Garden, Liverpool L3 2HA
- 34 56 Arnot Street Liverpool L4 4ED
- 39 125 Marled Hey, Liverpool L28 0QR

- 45 4 Guernsey Road, Tuebrook, Liverpool L13 6RZ
- 46 3 Withnell Road, Broadgreen, Liverpool L13 4DB
- 47 26 Gateacre Vale Road, Woolton, Liverpool L25 5NP
- 48 39 Gilroy Road, Kensington, Liverpool L6 6BG
- 49 Flat 7, 33 Princes Avenue, Princes Park, Liverpool L8 2UP
- 50 3 Vale Lodge, Rice Lane, Liverpool L9 1LR
- 52 14 Seaforth Drive, Wirral, Merseyside CH46 0TD
- 53 1 Wadham Road, Bootle, Merseyside L20 7DG
- 55 41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA
- 56 66 Lower Breck Road, Liverpool L6 4BZ
- 62 97a Linacre Road, Liverpool L21 8NS
- 64 Apt 48 Princes Gardens, Highfield Street, Liverpool L3 6LH
- 66 90 July Road, Liverpool L6 4BT
- 67 3 Strawberry Road, Liverpool L11 7AA
- 68 18 Buckfast Close, Bootle, Merseyside L30 5QT
- 69 25 Wenlock Road, Liverpool L4 2UU
- 70 136 Jubilee Drive, Kensington, Liverpool L7 8SW
- 71 67 Esher Road, Liverpool L6 6DE
- 72 Sunnyside Cottage, Greensbridge Lane, Tarbock Green L35 1QD
- 74 Flat 142 Candia Towers, Jason Street, Liverpool L5 5EN
- 76 74 Hawkins Street, Liverpool L6 6BZ
- 80 31 Challis Street, Birkenhead, Merseyside CH41 7DH
- 81 9 Milverton Street, Liverpool L6 6AU
- 82 38 Millvale Street, Liverpool L6 6BB
- 83 41 Clapham Road, Liverpool L4 2TG
- 86 209 Molyneux Road, Kensington, Liverpool L6 6AL
- 88 26 Hinton Street, Fairfield, Liverpool L6 3AP
- 89 155 Auckland Terrace, Shildon, County Durham DL4 1BA
- 100 Flat 6, 15 Priory Avenue, Southampton SO17 2NR
- 101 9a Forest Gardens, Lyndhurst, Hampshire SO43 7AF
- 102 81 Driver Street, Sheffield S13 9WQ
- 103 3 Shay Road, Stocksbridge, Sheffield, South Yorkshire S36 1FB
- 104 17 Glossop Street, Leeds LS6 2LE



### • Freehold five storey mixed use building

A substantial freehold five storey mixed use building constructed in 1882. The property which was once used by Liverpool's independent musicians has recently been refurbished (planning permission 16F/0737) to provide 35 residential apartments, two ground floor retail units and vacant basement accommodation arranged over two levels. The individual apartments and communal areas are largely complete subject to some snagging works. A copy of the Building Regulation Control Certificate and Planning documents are available in the legal pack. A Building Warranty has not yet been obtained. The property comprises: 1. 13 apartments sold off long leasehold. 2. 19 apartments with sales that have exchanged but have not yet completed. The purchaser would therefore be due the balance of the agreed sale figures (subject to any unilateral notices on the title). 3. Three apartments that have no sales agreed. 4. The basement and one of the vacant retail units are in a shell condition and present a potential development opportunity, subject to the necessary consents and approvals. 5. The other ground floor retail unit has been completed and sold off long leasehold to The Marshall Group Holdings Limited. The building regulations approval and planning documents are available within the legal pack together with the lift certificate, asbestos certificate and various other compliance documents



**Situated** The property fronts onto Dale Street between Cheapside and Hockenhall Alley within the business quarter of Liverpool city centre. Dale Street is a key street in Liverpool city centre and one of the original

seven streets of medieval Liverpool, forming a key route in the city's commercial and historic core. It is a popular and well established location within the Commercial Centre Conservation Area. There are excellent public

local and national transport connections. Within walking distance there is Lime Street Train Station for local/national connections, Moorfields Train Station for local connections and Queens Square for local

bus connections. The site is also served by major road connections which provide easy access to the M62 and the national motorway network.

Unit	Area	Current Use	Occupancy	Lease Details	Current Rent
Basement – Lower Ground Floor 1 & 2	c4,176 sq. ft. (388sq.m.)	Retail unit in shell condition	Vacant	N/A	N/A
Ground Floor Retail Unit 1 83–85 Dale St	c1,300sq.ft (121sq.m)	Retail Unit	Occupied (Looking to sublet)	Sold off long leasehold to The Marshall Group Holdings Limited for 999 years from 25 June 2018 Title MS635460	Ground Rent £350pa
Ground Floor Retail Unit 2	c1,920sq. ft (178sq.m)	Retail Unit Shell Condition	Vacant	N/A	N/A
Ground Floor 3 Retail Unit (STP)/Store	Unknown	Store. Development Opportunity STP	Vacant	N/A	N/A

Unit	Beds	Lease Details	Current Rent
<b>Floor 1</b>			
101	1	No sale agreed	£350pa GR
102	1	No sale agreed	£350pa GR
103	2	Sold off long leasehold	£350pa GR
104	2	No sale agreed	£350pa GR
105	1	Sold off long leasehold	£350pa GR
106	1	Contracts exchanged but not yet completed	£350pa GR
107	1	Contracts exchanged but not yet complete	£350pa GR
<b>Floor 2</b>			
201	1	Sold off long leasehold	£350pa GR
202	1	Contracts exchanged but not yet complete	£350pa GR
203	2	Sold off long leasehold	£350pa GR
204	2	Contracts exchanged but not yet complete	£350pa GR
205	1	Contracts exchanged but not yet complete	£350pa GR
206	1	Contracts exchanged but not yet complete	£350pa GR
207	1	Contracts exchanged but not yet complete	£350pa GR
<b>Floor 3</b>			
301	1	Contracts exchanged but not yet complete	£350pa GR
302	1	Contracts exchanged but not yet complete	£350pa GR
303	2	Contracts exchanged but not yet complete	£350pa GR

Unit	Beds	Lease Details	Current Rent
304	2	Contracts exchanged but not yet complete	£350pa GR
305	1	Contracts exchanged but not yet complete	£350pa GR
306	1	Contracts exchanged but not yet complete	£350pa GR
307	1	Contracts exchanged but not yet complete	£350pa GR
<b>Floor 4</b>			
401	1	Contracts exchanged but not yet complete	£350pa GR
402	1	Sold off long leasehold	£350pa GR
403	2	Sold off long leasehold	£350pa GR
404	2	Contracts exchanged but not yet complete	£350pa GR
405	1	Contracts exchanged but not yet complete	£350pa GR
406	1	Sold off long leasehold	£350pa GR
407	1	Sold off long leasehold	£350pa GR
<b>Floor 5</b>			
501	1	Sold off long leasehold	£350pa GR
502	1	Contracts exchanged but not yet complete	£350pa GR
503	2	Contracts exchanged but not yet complete	£350pa GR
504	2	Sold off long leasehold	£350pa GR
505	1	Sold off long leasehold	£350pa GR
506	1	Sold off long leasehold	£350pa GR
507	1	Sold off long leasehold	£350pa GR

### Accommodation

**Basement** Comprises two floors of vacant basement accommodation with redevelopment potential, STC.4176 SQ FT (33 SQ.M)

**Ground Floor** Two Retail Units, third retail unit/store, communal bin store

**First / Fifth Floor** Each floor has seven apartments. Floor Plans are available within the legal pack

**Note VAT** Please note that we are advised VAT is applicable to the purchase price

### Tenure

The Freehold interest

(MS625727) is available subject to the tenancies outlined in the Tenancy Schedule within the legal pack. The potential ground rent generated once all units are sold equates to £12,950 p.a.

LOT

2

## 55 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

- A two bed mid terrace • Double glazing • In need of refurbishment

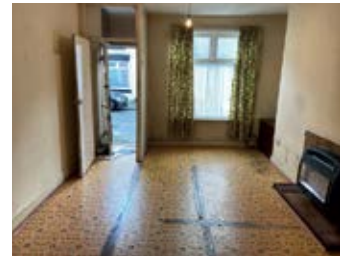
A two bed roomed middle terrace property benefiting from double glazing. Following a full upgrade and scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Rocky Lane in a popular and well established residential location nearby to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT

3

## 43 Lindale Road, Liverpool L7 0JS

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,400.00 per annum • Double glazing • Central heating

A three bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £5,400 per annum.

**Situated** Off Lomond Road which in turn is off Edge Lane in a popular and established residential location close to Edge Lane amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear.







- Vacant offices arranged over ground and first floors of two interconnecting buildings
- Central heating, fire alarm system and roller shutters to the front and rear ground floor

The property comprises vacant offices arranged over both the ground and first floors of two interconnecting buildings. The premises benefit from central heating, fire alarm system and roller shutters to the front and rear ground floor. The property may be suitable for alternative uses including retail or conversion to residential subject to the necessary planning consents. It is also possible make each unit self-contained, again subject to obtaining the necessary consents.

**Situated** Fronting Hollins Road in the block between Carnavron Street and Montgomery Street close to Junction 22 of M60 Manchester ring road and approximately 2 miles from Oldham town Centre in a predominantly residential area.

**827 Hollins Road Ground Floor**

Front Office – 4.6m × 12.8m  
WC/Shower Room

**827 Hollins Road First Floor**

Office – 4.7m × 9.1m less 0.88m × 3.4m Staircase to loft storage.

**825 Hollins Road Ground Floor**

Front Office – 3.5m × 7.9m plus 1.0m × 1.9m plus 4.5m × 1.1m  
Rear Office 1 – 2.1m × 3.2m  
Rear Office 2 – 5.3m × 6.0m  
Kitchen – 2.3 × 2.40 Male and female WC's

**Outside** Rear Yard. Fire escape access to First floor No. 827.

**825 Hollins Road First Floor**

Offices 4.6m × 9.0m less 1.2m × 3.3m Kitchen 2.2m × 1.5m WC

LOT

5

## 46 Romer Road, Kensington, Liverpool L6 6DJ

GUIDE PRICE £75,000+\*

RESIDENTIAL INVESTMENT

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

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

**Situated** Off Kensington High Street in a popular and well established residential location within close proximity to local and city centre amenities, The Royal Liverpool University Hospital and Liverpool Universities.

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

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to Rear.

**Note** Please note Sutton Kersh have not internally inspected this property.



LOT

6

## 81 Deveraux Drive, Wallasey, Merseyside CH44 4DQ

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

- Three bedroomed mid terrace house
- Double glazing
- Central heating
- South facing rear garden

A three bedroomed middle terraced house benefiting from double glazing, central heating, rear paved garden with pathway and shed. Following modernisation the property would be suitable for occupation, re sale or investment purposes.

**Situated** Off Poulton Road in a popular and well established residential location close to local amenities, Schooling, Transport links and within 3 yards of Central Park which is accessed via the end of the road and is a very large park. Wallasey Town centre is approximately 2 miles away.

**Outside** Rear paved garden with pathway and shed. South facing.

**Ground Floor** Hall, two Reception rooms, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC



LOT

7

## 8 Glyndwr Street, Port Talbot, West Glamorgan SA13 1YH

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- Three bed mid terrace in need of full upgrade and modernisation

The property comprises a three bedroomed middle terraced house which is in need of upgrade and modernisation following which it would be suitable for occupation, re sale or investment purposes.

**Situated** The property is located on Glyndwr Street in a popular location close to good transport links and shopping amenities in Port Talbot town centre and also Swansea city centre.



**Ground Floor** Reception room, Dining room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/W.C

**Outside** Rear garden.



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



LOT

8

## 77 Neston Street, Liverpool L4 4DP

GUIDE PRICE £40,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,100 per annum
- Double glazing
- Central heating

A two bedroomed end of terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,100 per annum.

**Situated** Off Goodison Road in a popular and well established residential location close to local amenities, transport links and within walking distance of Everton Football Club.

**Ground Floor** Hall, Living Room, Kitchen

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

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



LOT

9

## 52 Stevenson Street, Liverpool L15 4HB

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,700 per annum
- Double glazing
- Central heating

A three bedoomed middle terrace house benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £5,700 per annum.

**Situated** Off Picton Road and Long Lane in a popular and well established residential location within close proximity to local amenities, schooling, Picton Sports Centre and approximately 2 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms

**Outside** Yard to the rear

**Note** Please note the tenant has been served a section 21 notice



LOT

10

## 97 Gentwood Road, Liverpool L36 2QJ

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,460.00 per annum
- Double glazing
- Gardens
- Driveway

A three bedroomed middle town house property which is currently let by way of a Regulated Tenancy producing £5,460.00 per annum. The property benefits from double glazing, central heating, gardens and a driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

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

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

**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens, Driveway.



LOT  
11

100 Southgate Road, Liverpool L13 5XZ

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A two bed extended mid terrace
- Double glazing
- Good condition

A two bedroomed extended middle terraced house benefiting from double glazing. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being approximately £6,300 per annum.

**Situated** Off Prescott Road in a popular residential location within walking distance to local amenities, Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Vestibule, Through Lounge/Dining Room, Kitchen, Shower room/WC.

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.

**SOLD PRIOR**



LOT  
12

31 Esmond Street, Liverpool L6 5AY

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- A two bedroomed middle terraced house
- Double glazing
- Central heating

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

**Situated** Off Breck Road in a popular location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

**EPC Rating** C

**SOLD PRIOR**



LOT  
13

## 17 Sandbeck Street, Liverpool L8 4RU

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,040 per annum
- Double glazing
- Central heating

A two bedroomed middle terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,040 per annum.

**Situated** Off Grafton Street and Cockburn Street in a popular and established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Kitchen, Bathroom/WC.

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
14

## Apt 1601, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

- A modern two bed apartment
- Double glazing
- Electric heating
- Secure underground parking

A modern two bedroomed sixteenth floor apartment with stunning views of both the river Mersey and city landscape benefiting from double glazing, electric heating, 24 hour concierge, secure underground allocated parking and lift. The property is in excellent condition throughout and would be suitable for immediate occupation or investment purposes.

**Situated** In the heart of Liverpool city centre within a popular and well established location within walking distance to all local shops, bars, restaurants, universities, the Commercial District and transport links.

**Note** Ground Rent: £200pa, Service Charge: £780pq.

**Joint Agent**



**Ground Floor** Communal Entrance.

**Sixteenth Floor Apt** Hall, Lounge, Kitchen, two bedrooms one with En-suite, Bathroom/WC.

**Outside** secure underground allocated parking.



LOT  
15

## 59 Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £7,800.00 per annum
- Double glazing
- Central heating

A good sized five bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £7,800.00 per annum.

**Situated** Fronting Townsend Lane in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Basement** Two Rooms

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

**First Floor** Three Bedrooms, Bathroom/WC.

**Attic** Two Further Bedrooms.

**Outside** Yard to the rear.



LOT  
16

## 44 Hannan Road, Kensington, Liverpool L6 6DB

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- A three bedroomed middle terrace property
- Double glazing
- Central heating

A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and new carpeting throughout. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £4,800.00 per annum. We are advised by the vendor that the property has had a new DPC with a guarantee and it has been replastered throughout. If the property was let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum.

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

**Joint Agent**



**Ground Floor** Hall, Lounge, Dining Room, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.



LOT

17

## 21 Sulgrave Close, Liverpool L16 6AD

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,370.00 per annum
- Double glazing
- Central heating
- Gardens

A three bed roomed semi-detached property which is currently let by way of a Regulated Tenancy producing £6,370.00 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Glendevon Road which is off Queens Drive (A5058) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4.5 miles from Liverpool city centre.

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



**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens.

LOT

18

## 22 Halsbury Road, Kensington, Liverpool L6 6DQ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- Three bed terrace
- Central heating
- In need of modernisation

A three bedroomed middle terraced house benefiting from central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. Once renovated and if let to 4 tenants at £80pppw the potential rental income is approximately £16,640 per annum.

**Situated** Off Kensington High Street in a popular location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hallway, Through Lounge/ Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to rear.

**Note** We are advised the property will be vacant on completion





LOT  
19

## 191 Gentwood Road, Liverpool L36 2QL

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,148.00 per annum
- Double glazing
- Central heating
- Gardens
- Driveway

A three bedroomed middle town house property which is currently let by way of a Regulated Tenancy producing £5,148.00 per annum. The property benefits from double glazing, central heating, gardens and a driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

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

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

**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens, Driveway.



LOT  
20

## 34 Francis Way, Liverpool L16 5EW

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £7,020.00 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed semi-detached property which is currently let by way of an Assured Periodic Tenancy producing £7,020.00 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Bentham Drive in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

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

**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens.



LOT  
21

10 Brackendale Avenue, Liverpool L9 0JT

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

- Three bed mid terrace • Double glazing
- Central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

**Situated** Just off Greenwich Road and Warbreck Moor in an established and popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor** Hall, two Reception Rooms, Kitchen, WC

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Yard to the rear



LOT  
22

85 Watling Avenue, Liverpool L21 9NX

GUIDE PRICE £85,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,564 per annum • Double glazing • Central heating
- Gardens

A three bedroomed middle town house property which is currently let by way of a Regulated Tenancy producing £5,564 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Kirkstone Road West which is off Gorsey Lane (B5422) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

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

**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.



LOT  
23

## 16 Melling Road, Bootle, Merseyside L20 5BD

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £3,900.00 per annum
- Double glazing
- Central heating

A three bedroomed middle terrace property which is currently let by way of a Regulated Tenancy producing £3,900.00 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Stanley Road (A567) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

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



**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

LOT  
24

## 58 Argyle Street South, Birkenhead, Merseyside CH41 9BX

GUIDE PRICE **£60,000+**\*

VACANT COMMERCIAL

- Ground floor retail unit together with a one bedroomed flat above

A two storey end of terrace property comprising a ground floor retail unit together with a one bedroomed flat above, accessed via a separate side entrance. The ground floor has most recently been used as The Coffee Stop Café and would be suitable for continued use or a variety of other uses subject to any necessary consents. The flat above is currently tenanted producing £3,000 per annum. The potential rental income when fully let would be approximately £9,000 per annum.

**Situated** Off Borough Road (A552) in a popular and well established location within close proximity to all local amenities and transport links.

**Ground Floor** Café (not inspected).

**First Floor** One Bedroomed Flat – Lounge, Kitchen, Bedroom, Bathroom/WC (not inspected).

**Outside** Yard to the rear.



LOT  
25

## 30 Jonville Road, Liverpool L9 9BQ

GUIDE PRICE **£62,500+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,580.00 per annum
- Double glazing
- Central heating

A three bedroomed middle terrace property which is currently let by way of a Regulated Tenancy producing £5,580.00 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Longmoor Lane (A506) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4.5 miles from Liverpool city centre.

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



**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

LOT  
26

## 40 Appleby Lawn, Netherley, Liverpool L27 5RF

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

- Three bed terrace
- Central heating
- Double glazing
- Let producing £5,400 per annum

A three bedroomed middle terraced house benefiting from central heating, double glazing and gardens. The property is currently let by way of a rolling contract producing £5,400 per annum.

**Situated** off Winstar Drive which in turn is off Wood Lane within close proximity to local amenities, schooling and recreational facilities. Further shopping amenities are available nearby at Gateacre and Woolton Village.

**Ground Floor** Hallway, Lounge, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens front and rear



LOT  
**27**

## 66 Wyresdale Road, Aintree, Liverpool L9 0JS

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- Three bed mid terrace • Double glazing
- Central heating

A three bedroomed middle town house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

**Situated** Just off Warbreck Moor (A59) in an established and popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor** Entrance Porch, Hall, Through lounge/Dining Room, Kitchen

**First Floor** Three Bedrooms, Wet Room/WC

**Outside** Gardens front and rear



LOT  
**28**

## Land adjacent to 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL

GUIDE PRICE **£20,000+**\*

DEVELOPMENT OPPORTUNITIES

- Land with outline planning permission for nine self-contained flats

A cleared site benefiting from outline planning permission for nine self-contained flats (five × two-bedroomed and four × one-bedroomed). 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.



Artist's impression

LOT  
29

51 St. Marys Road, Garston, Liverpool L19 2NJ

GUIDE PRICE **£165,000+**\*

DEVELOPMENT OPPORTUNITIES

- Substantial corner property with an office, workshop and storage along with various rooms to the first floor

A substantial corner property previously known as 'K P Motor Factors' used a Shop/Trade Counter with an office, workshop and storage along with various rooms to the first floor. The property would be suitable for a number of uses and has the potential to provide three separate ground floor retail units together with residential accommodation above subject to gaining the necessary consents.

**Situated** Fronting St Mary's Road on the corner of Wellington Street in a popular and well established location close to local amenities, South Parkway Railway Station, Liverpool John Lennon Airport, Schooling and approximately 4 miles from Liverpool city centre.

**Outside** Rear yard with side access.

**Note** Draft floor plans are available from the auctioneers. Please contact them directly,



**Ground Floor** 3075 sq.ft.  
(285.72m<sup>2</sup>)

**First Floor** 1782 sq.ft.  
(165.52m<sup>2</sup>)

LOT  
30

Flat 1, 1 Ilford Avenue, Liverpool L23 7YE

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- A vacant two bedroomed ground floor flat
- Double glazing • Central heating

A vacant two bedroomed ground floor flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000.00 per annum.

**Situated** Off St Michaels Road in a popular and well established residential location close to local amenities and schooling, approximately 2 miles from Crosby town centre and 8 miles from Liverpool city centre.

**Ground Floor** Communal Entrance Porch Flat – Private Entrance Hallway, Lounge, Kitchen, two bedrooms, Bathroom/WC.

**Outside** Communal gardens.

**Joint Agent**



LOT  
31

## 24 Cuper Crescent, Liverpool L36 3RP

GUIDE PRICE **£52,500+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,356.00 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed end town house which is currently let by way of a Regulated Tenancy producing £5,356.00 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** Off Liverpool Road (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

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

**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens.



LOT  
32

## 7 Studley Court, 45 Park Crescent, Southport, Merseyside PR9 9LJ

GUIDE PRICE **£10,000+\***

DEVELOPMENT OPPORTUNITIES

- Potential development comprising a basement within a Grade II listed building

Potential development comprising a basement within a Grade II listed building benefiting from a separate rear entrance with a front window that may convert to form a front entrance however interested parties should make their own enquiries. The condition of the whole building has fallen below the standard of a Grade II listed building. Whereby we have been advised by the seller the main value of the property significantly exist in the future development of the large area of land which potential lends its self to future planning permission for new purpose built blocks of flats, in keeping with those already constructed prior to 45 Park Crescent Southport thereby being an ideal investment opportunity as well. We have not inspected the property and potential purchasers should make their own enquiries. We are advised by the seller that any future developer of the land at 45 Park Crescent would be subject to negotiation with the purchaser of the leasehold property at 7 Studley Court.

**Situated** Fronting Park Crescent in a popular residential location within close proximity to Southport's Promenade and town centre and approximately 20 miles from Liverpool city centre.

**Basement** Approx floor space of 80 sqm with good ceiling heights.

**Note** The basement has not been internally inspected.



LOT  
33

## Apartment 223, 15 Hatton Garden, Liverpool L3 2HA

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- Two bedroom second floor apartment
- Electric heating • Lift access

A two bedroomed second floor apartment situated in the ever popular Hatton Gardens Development. The apartment benefits from electric heating, secure entry system, lift access and would be suitable for occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

**Situated** Off Tithebarn Street in the heart of Liverpool city centre within immediate access to local bars, restaurants, shops and transport links.

**Ground Floor** Communal entrance hall with lift access

**Second Floor** Flat Hall, Open Plan Lounge/Dining/Kitchen, Bathroom/WC

**Mezzanine Level** Two Bedrooms.



LOT  
34

## 56 Arnot Street Liverpool L4 4ED

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- Three bed mid terrace • Double glazing
- Central heating • Suitable for occupation or investment purposes • Potential income £6,000 per annum

A three bed middle terrace house benefiting from double glazing and central heating. The property is in good order and suitable for immediate investment purposes. The potential rental income is approximately £6,000 per annum.

**Situated** Off Goodison Road in a popular and well established residential location within walking distance to County Road amenities, schooling, Everton Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor** Living Room, Dining Room, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Yard to the rear





LOT  
35

## 59 Ruskin Street, Liverpool L4 3SH

GUIDE PRICE **£40,000+**\*

VACANT COMMERCIAL

- Mixed use premises comprising ground floor retail unit with flat above
- Double glazing
- Central heating

An end of terraced mixed use property comprising a ground floor retail unit together with one bedroomed flat above, accessed via its own separate side entrance. The property benefits from double glazing and central heating. The retail unit was previously used as a Barber's and would be suitable for a number of uses, subject to any consents. The property is in need of refurbishment and modernisation and once upgraded the potential rental income would be approximately £12,000 per annum.

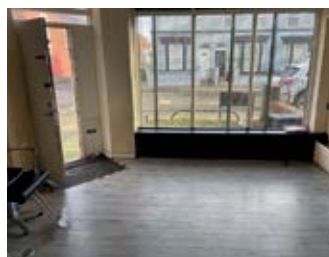
**Situated** On the corner of Ruskin Street and Rumney Road in popular and well established residential location within close proximity to local shopping amenities, Liverpool and Everton Football Club, schooling and approximately 2.5 miles from Liverpool city centre.

Bedroom, Bathroom/WC, Kitchen

**Outside** Yard, WC

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

**First Floor** Flat Lounge,



LOT  
36

## 53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £9,960.00 per annum
- Two self-contained flats

A three storey middle terraced property converted to provide one × one-bedroom and one × two-bedroomed self-contained flats benefiting from double glazing and central heating. The property is currently fully let producing an income of £9,960.00 per annum.

**Situated** Fronting Townsend Lane in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

**Flat A** Lounge, Kitchen, Bedroom, Bathroom/WC.

**First Floor** Flat B Lounge, Kitchen, Bedroom, Bathroom/WC.

**Second Floor** Further Bedroom.

**Outside** Yard to the rear.



LOT  
**37**

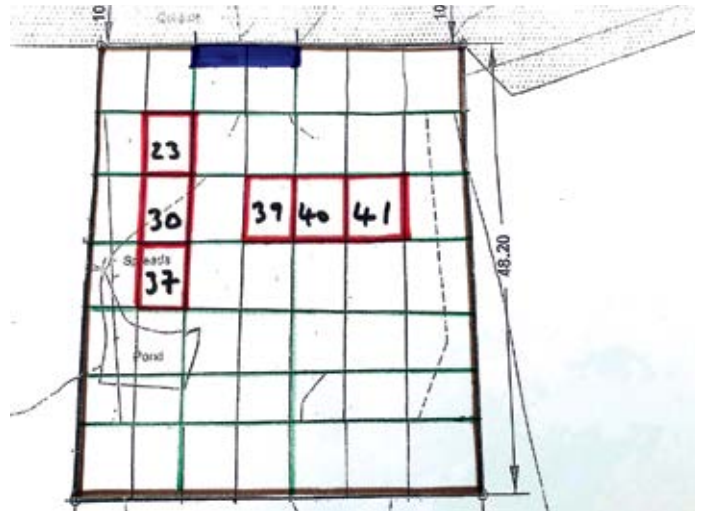
## Plots 23, 30 and 37 land south of High Street, Porth CF39 9HL

GUIDE PRICE **NIL RESERVE\***

LAND

- **Vacant land**

A combined selection of three freehold vacant plots of land which are being sold all together as one auction lot. The plots form part of a 0.5 acre site and are located just south of the property known as Oak Tree Rise and the High Street. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.



LOT  
**38**

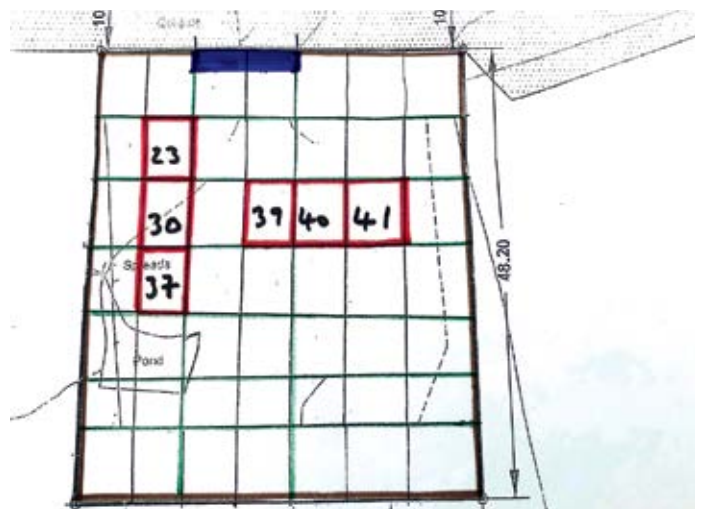
## Plots 39, 40 and 41 land south of High Street, Porth CF39 9HL

GUIDE PRICE **NIL RESERVE\***

LAND

- **Vacant land**

A combined selection of three freehold vacant plots of land which are being sold all together as one auction lot. The plots form part of a 0.5 acre site and are located just south of the property known as Oak Tree Rise and the High Street. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.



LOT  
39

## 125 Marled Hey, Liverpool L28 0QR

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

- Two bedroomed ground floor flat • Double glazing

A ground floor two bedroomed apartment benefiting from double glazing and front garden. Works have commenced however the property does need finishing works. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £4800 per annum.

**Situated** Off Waterpark Drive located within Stockbridge Village within close proximity of local amenities and the M57 motorway and approximately 6 miles from Liverpool city centre.

**Ground Floor** Entrance Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

**Outside** Front Garden



LOT  
40

## 175 Gentwood Road, Liverpool L36 2QL

GUIDE PRICE £55,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,564.00 per annum • Double glazing • Central heating
- Gardens • Driveway

A three bedroomed middle town house property which is currently let by way of a Regulated Tenancy producing £5,564.00 per annum. The property benefits from double glazing, central heating, gardens and a driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

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

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

**Ground Floor** Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens, Driveway.



LOT  
41

## 51 Renwick Road, Liverpool L9 2DE

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,084 per annum

A three bedroomed semi-detached property let by way of a Regulated Tenancy producing a rental income of £6,084 per annum. The property benefits from double glazing, driveway and gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not to be disturbed in any way.

**Situated** In a cul de sac Off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

**Ground Floor** Living Room, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Driveway, gardens front and rear.



LOT  
42

## Ground Rent Investment, 15 Kersal Crag, Salford M7 4SL

GUIDE PRICE **NIL RESERVE\***

GROUND RENTS

- Ground rent investment

The freehold ground rent interest secured upon a modern three storey town house with integral garage. The property is let on a FR & I lease for a term of 999 years from 03/07/1973 and produces a yearly income of £25 per annum. The long leaseholder can only sublet the whole property to a single family (no sharers) and is not allowed to remove any internal walls without the freeholders consent and is required to decorate the external woodwork every 4 years.

**Situated** The property is off Singleton Road which is off Bury New Road (A56) in a popular and well established residential location.

**Note** Photograph for indicative purposes only.



LOT  
43

## Ground Rent Investment, 17 Kersal Crag, Salford M7 4SL

GUIDE PRICE **NIL RESERVE\***

GROUND RENTS

- **Ground rent investment**

The freehold ground rent interest secured upon a modern three storey town house with integral garage. The property is let on a FR & I lease for a term of 999 years from 03/01/1974 and produces a yearly income of £25 per annum. The long leaseholder can only sublet the whole property to a single family (no sharers) and is not allowed to remove any internal walls without the freeholders consent and is required to decorate the external woodwork every 4 years.

**Situated** The property is off Singleton Road which is off Bury New Road (A56) in a popular and well established residential location.

**Note** Photograph for indicative purposes only.



LOT  
44

## 475/475a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£70,000+\***

COMMERCIAL INVESTMENT

- **A three storey mixed use investment opportunity producing £10,800 per annum**

A three storey mixed use investment opportunity producing a total rental income of £10,800 per annum. A ground floor retail unit currently trading as a barber shop and let by way of a FRI Lease producing £5,100 per annum together with a three bedroomed self-contained flat to the first and second floors accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy agreement producing £5,700 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Shop Main Sales Room, WC.

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

**Second Floor** Two Further Bedrooms.



LOT  
45

## 4 Guernsey Road, Tuebrook, Liverpool L13 6RZ

GUIDE PRICE £90,000+\*

VACANT RESIDENTIAL

- A four bedroomed middle terrace property
- Double glazing • Central heating

A vacant four bedroomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £7800.00. However, If let to 5 individuals at £80pppw the potential rental income is approximately £20,800 per annum.

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

**Joint Agent**



**Ground Floor** Vestibule, Hall, Lounge, Dining Room, Kitchen/ Diner, Shower Room/WC.

**First Floor** Four Bedrooms, Bathroom/WC.

**Outside** Rear Yard.



LOT  
46

## 3 Withnell Road, Broadgreen, Liverpool L13 4DB

GUIDE PRICE £95,000+\*

VACANT RESIDENTIAL

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

A three bedroom middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7800.00

**Situated** Off Broad Green Road in a very popular residential location close to local amenities, Old Swan shopping facilities, schooling and approximately 4 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Vestibule, Hall, two Reception Rooms, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.



LOT  
47

## 26 Gateacre Vale Road, Woolton, Liverpool L25 5NP

GUIDE PRICE **£185,000+**\*

VACANT RESIDENTIAL

- Three bed double fronted semi-detached bungalow
- Central heating
- Good sized gardens
- Lots of potential

A double fronted three bedroom semi-detached bungalow benefiting from central heating, part double glazing, front driveway and large matured rear garden. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. There is lots of potential to bring this property back to a fabulous family home.

**Situated** In a sought after location just off Acrefield Road and Out Lane in the popular south Liverpool suburb offering a wealth of amenities in Woolton Village and within close proximity to schooling, transport links and Hunts Cross and Halewood train stations.

**Outside** Gardens front and rear. Driveway

**Ground Floor** Vestibule, Hallway, L Shaped Lounge with french doors, Dining Room, Kitchen, Bathroom/WC, Bedroom

**First Floor** Two Bedrooms



LOT  
48

## 39 Gilroy Road, Kensington, Liverpool L6 6BG

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- Three bed terrace
- In need of refurbishment

A three bedroomed middle terraced house in need of repair and modernisation. Once upgraded the property would be suitable for occupation, resale or investment purposes. If let to 4 tenants at £85ppw the potential rental income is approximately £17,680 per annum.

**Situated** Off Boaler Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hallway, Lounge, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to the rear



LOT  
49

## Flat 7, 33 Princes Avenue, Princes Park, Liverpool L8 2UP

GUIDE PRICE £30,000–£40,000\*

VACANT RESIDENTIAL

- One bedroomed flat • Central heating • Partial double glazing

The property comprises a second floor one bedroom flat benefiting from partial double glazing to the rear and central heating. Following repair and modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £6,600 per annum.

**Situated** Fronting Princess avenue in a popular and well established residential location close to local amenities, Universities, Sefton Park and approximately 1 mile into Liverpool city centre and 2 miles to Liverpool One shopping facilities.

**Note Ground Rent** There is no Ground Rent payable.

Sutton Kersh have not internally inspected the property all information has been provided by the vendor.



**Ground Floor** Main entrance hallway

**Second Floor** Flat Hall, Lounge/Kitchen, Bedroom, Bathroom/WC

**Outside** Communal gardens.

LOT  
50

## 3 Vale Lodge, Rice Lane, Liverpool L9 1LR

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- A two bed self-contained flat • Double glazing • Central heating • Allocated parking & communal gardens

A two bedroomed ground floor flat within a purpose built block benefiting from double glazing, central heating, secure intercom system, allocated parking and communal gardens. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Fronting Rice Lane in a popular residential location within easy reach of Walton Vale amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway. Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Allocated parking, Communal gardens.







- A substantial semi-detached offered with full planning to convert into six × one-bed self-contained flats

A redevelopment opportunity comprising a substantial semi-detached property arranged over three floors together with a basement benefiting from double glazing, gardens and a garage to the side. The property is currently stripped back to brick and benefits from full planning permission to convert to provide six × one-bed luxury self-contained flats. We are also advised a pre-application has been submitted for the basement to be converted into an additional unit, awaiting a decision. Once converted to provide six self-contained flats they can either be resold separately or let as an investment opportunity with a potential annual rental income of approximately £32,400 per annum. Planning Ref: DC/2019/01709

**Situated** Fronting Crosby Road South in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

**Basement** Not inspected.

**Ground Floor** Entrance Hallway – Various Rooms

**First Floor** Various Rooms

**Second Floor** Various Rooms

**Outside** Gardens front and rear and parking to the side.



LOT  
52

14 Seaforth Drive, Wirral, Merseyside CH46 0TD

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

- Three bedrooomed bungalow with planning permission for extension • Double glazing
- Central heating

A three bedrooomed bungalow set on a good sized plot benefiting from double glazing, central heating, gardens, driveway and a garage. The property has bags of potential and is in need of refurbishment and modernisation and comes with the benefit of planning permission for a single storey rear extension. Once upgraded the property would be suitable for occupation, resale or investment purposes. Planning Reference Number: APP/19/01249

**Situated** Off Upton Road (the A551) in a very popular and well established residential location in Moreton, close to local amenities, schooling and transport links and approximately 9 miles from Liverpool city centre

**Ground Floor** Hall, Living Room, Kitchen, Bathroom/WC, Three Bedrooms

**Outside** Gardens, Driveway and a Garage



LOT  
53

1 Wadham Road, Bootle, Merseyside L20 7DG

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

- Four bedrooomed end of terrace with planning permission for two × two-bedrooomed flats

A four bedrooomed end of terraced property in need of a full upgrade and refurbishment scheme. The property benefits from planning permission to convert the property into two × two-bedrooomed self-contained flats. Once converted the flats can be sold off separately or let with a potential rental income of approximately £12,000 per annum. Planning Reference Number: DC/2109/01725

**Situated** Between Stanley Road and Kings Road in a popular and well established residential location within close proximity to Bootle Strand Shopping facilities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hall, Lounge, Dining Room, Kitchen, Laundry Room and Separate WC

**First Floor** Four Bedrooms, Bathroom/WC and Separate Shower Room

**Outside** Yard to the rear.



LOT  
**54**

## Car Parking Space 85, Mann Island, Liverpool L3 1EA

GUIDE PRICE **£18,000+\***

COMMERCIAL INVESTMENT

- A secure underground parking producing income of £125pcm

A secure underground parking space known as parking space 85 Mann Island located in the exclusive Mann Island Development on basement level 2 which is currently let producing a rental income of £125pcm. The space benefits from secure gated entrance accessible via a fob, CCTV, lift access and 24hour concierge.

**Situated** In the basement level of Mann Island which is in the heart of Liverpool city centre and a stones through from the Albert Dock, River Mersey and the Three Graces.

**Note** Please refer to the Title Plan supplied with the legal pack for the location of the parking space.



LOT  
**55**

## 41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

GUIDE PRICE **£25,000–£30,000\***

VACANT RESIDENTIAL

- Two bedroom duplex flat over second and third floors
- Double glazing
- Central heating
- Balcony
- Communal parking

A two bedroom duplex flat over second and third floors benefiting from double glazing, central heating, balcony and communal parking. The property is in good condition and until recently has been let producing £5,400.00 per annum.

**Situated** Fronting Croxteth Hall Lane in a popular residential location close to local amenities and approximately 6 miles from Liverpool city centre.

**EPC Rating** E

**Ground Floor** Main Entrance, Entry stairwell to second floor access walkway.

**Second Floor** Flat Open Plan Lounge/Kitchen, Under Stairs Store Cupboard.

**Third Floor** Two Bedrooms, Bathroom/WC

**Outside** Balcony, Communal Parking.



LOT  
56

66 Lower Breck Road, Liverpool L6 4BZ

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- A mid terrace converted to provide six letting rooms
- Double glazing
- Central heating

A good sized three storey plus cellar middle terrace property converted to provide 6 letting rooms benefiting from double glazing and central heating. Following some minor refurbishment works the property would be suitable for investment purposes. If let to 6 tenants at a rental of £75pppw the potential rental income would be approximately £23,400.00 per annum.

Fronting Lower Breck Road in a popular and well established residential location within close proximity to local amenities, schooling, Liverpool Football Club and 2 miles from Liverpool city centre.

**Basement Cellar** Storage space.

**Ground Floor** Hall, two Lettings rooms with En-suite Shower rooms/WC, Communal Washroom/WC, Kitchen, Dining room.

**First Floor** Communal Lounge,

three Lettings room with En-suite Shower room/WC.  
Letting room with En-suite Shower room/WC.

**Outside** Yard to Rear.

**Note** Sutton Kersh have not internally inspected the property; all details have been provided by the vendor.



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*Thanks  
Khurram*



• A residential investment opportunity currently let producing £42,300 per annum

A large three storey 10 bedroomed town house currently let to 10 students on a single Assured Shorthold Tenancy producing £42,300 per annum to include all bills, with scope to increase the rent to £46,800 if changed to a 52 week tenancy. There is also potential to add two further bedrooms subject to obtaining the necessary planning consents which would increase the rent by a further £8,460 per annum. The property is fully HMO Compliant and benefits from most of its periodic features, central heating and is currently fully let until July 2021.

**Situated** Fronting North View in a Conservation Area just a few minutes' walk from the University of Liverpool campus and approximately 5 minutes from Liverpool city centre by bus.

**Basement** Boiler room, two Rooms, Kitchen, Bathroom/WC, Shower room/WC.

**Ground Floor** Main Entrance Hallway, Kitchen, Lounge/Diner, two Letting Rooms.

**First Floor** Five Letting rooms, Bathroom/WC, Separate WC.

**Second Floor** Three Letting rooms.

**Outside** Rear Garden.



LOT  
58

134 Longmoor Lane, Liverpool L9 0EJ

GUIDE PRICE **£50,000+**\*

VACANT COMMERCIAL

- **Mixed use property comprising a ground floor retail unit and a one bedroom flat**

A two storey mixed use property comprising a ground floor retail unit together with a one bedroom flat to the first floor, accessed via a separate front entrance. The property does require a scheme of refurbishment works and there is also potential to convert the roof space to provide a studio flat, subject to any consents. The property would be suitable for a number of uses, to include residential conversion to the ground floor, subject to any consents.

**Situated** Fronting Longmoor Lane (A506) on a busy main road position and within walking distance of Walton Vale amenities. Liverpool city centre is approximately 3 miles away.

**Note** Sutton Kersh have not internally inspected the property. All information supplied by the vendor.



**Ground Floor** Retail Unit

**First Floor Flat** Hall, Kitchen, Living Room, Bedroom and Bathroom/WC

**Outside** Rear garden.

LOT  
59

54 Southey Street, Bootle, Merseyside L20 4LL

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

- **A four bed HMO producing approximately £13,680 per annum**

A four bed HMO investment opportunity currently fully let to 4 tenants producing a rental income of approximately £13,680 per annum. The property is fully HMO compliant and the vendors have certificates for the gas, electric, fire alarms, building control and a HMO Licence. The property has recently been refurbished and benefits from double glazing, central heating and is sold fully furnished.

**Situated** Off Marsh Lane A5098 in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool city centre.

**Ground Floor** Hall, Lounge, Letting Room, Kitchen

**First Floor** Three Letting Rooms, Bathroom/WC

**Outside** Yard to the rear



LOT  
60

## 40 Fernhill Road, Bootle, Merseyside L20 9HH

GUIDE PRICE £35,000–£45,000\*

VACANT COMMERCIAL

### • Ground floor commercial unit

The property comprises a single storey ground floor retail unit which has previously been used as a charity shop. The unit benefits from a single glazed timber framed window display frontage, Steel roller shutters, CCTV system and rear yard area with gated service alleyway access. The potential rental income being in excess of £7,000 per annum.

**Situated** Fronting Fernhill Road close to the junction of Aintree Road in a popular location approximately 3.5 miles from Liverpool city centre.

on an inspection asbestos was found in an old hanging ceiling above the current one. Minor work for precaution has been carried out.

**Ground Floor** Retail Sales Area 65.30m<sup>2</sup> (703 sq.ft) Sales Area ITZA 51.37m<sup>2</sup> (553 sq.ft) Store Room 3.96m<sup>2</sup> (43 sq.ft) Rear Storage Area 10.90m<sup>2</sup> (117 sq.ft) Kitchen 5.85m<sup>2</sup> (53 sq.ft) W.C (not measured)  
**Total area** approx 86.01m<sup>2</sup> (916 sq.ft)

Please note Sutton Kersh have not internally inspected the property.

**Outside** Rear yard area with gated service alleyway access

**Note** We have been advised that



LOT  
61

## Flats 1–3 Rullerton Mews, Rullerton Road, Wallasey CH44 5XR

GUIDE PRICE £195,000+\*

RESIDENTIAL INVESTMENT

### • Detached property providing three self-contained apartments producing approximately £22,200 per annum

A new development built in 2019 comprising a detached property providing three self-contained apartments (two × one bed and one × three bed). The property is fully let by way of a 5 year Lease producing a rental income of approximately £22,200 per annum. The property is in good condition throughout and benefits from double glazing, central heating, new tiling, carpeting, laminate flooring and fitted kitchens and off road parking permits.

**Situated** Off Rullerton Road which in turn is off Mill Lane in an established and popular residential location within easy reach of Liscard Village amenities, schooling and transport links

**First Floor Flat 3** Open plan living room/Kitchen, bathroom, Cloakroom/WC, two Bedrooms with ensuite, Bedroom 3 (£650 pcm)

**Ground Floor Flat 1** Living room, Kitchen, Bedroom, Wetroom Bathroom/WC (£600 pcm)

**Flat 2** Open Plan Living Room/ Kitchen, Wetroom Bathroom/WC (£600pcm)

**Outside** The ground floor apartments have a small rear yard and one private off road parking space



LOT  
62

97a Linacre Road, Liverpool L21 8NS

GUIDE PRICE £20,000–£25,000\*

VACANT RESIDENTIAL

- Two bedroomed flat • Double glazing • Central heating

The property comprises a two bedroomed duplex flat over first and second floors which is accessed via a separate rear entrance. The property benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £4,200 per annum. The ground floor retail unit is not included within the sale.

**Situated** Fronting Linacre Road in Litherland on a parade of shops and local amenities. Approximately 3 miles from Liverpool city centre.

**First Floor Flat** Open Plan Living room, Kitchen Bathroom/WC

**Second Floor** Two Bedrooms

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



LOT  
63

1 Northgate Road, Liverpool L13 6RS

GUIDE PRICE £85,000+\*

RESIDENTIAL INVESTMENT

- Fully refurbished end of terrace converted to two × two bed self-contained flats • Double glazing • Central heating • Producing approx £10,200 per annum

An end of terrace property converted to provide two × two bed 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 £10,200 per annum. We are advised by the vendor the property has recently been fully refurbished in 2019.

**Situated** Off Bowley Road which in turn is off Moscow Drive in an established and popular residential location within easy reach of local amenities, Newsham Park, schooling and approximately 4 miles of Liverpool city centre.

Kitchen, Bathroom/WC, two Bedrooms

**Outside** Yard to the rear

**Ground Floor** Main Entrance Hallway

**Flat 1** Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms

**First Floor** Flat 2 Hall, Lounge,





LOT  
**64**

## Apt 48 Princes Gardens, Highfield Street, Liverpool L3 6LH

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- Two bedroomed ground floor apartment within a purpose built block
- Double glazing
- Electric heating
- Secured gated access
- Designated parking space

A two bedroomed ground floor apartment within a purpose built block benefiting from double glazing, electric heating, secured gated access, a designated parking space along with visitor bays and communal gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

**Situated** Fronting Highfield Street which in turn is off Pall Mall in a popular and well established residential location in Liverpool city centre, close to local amenities, Universities and transport links.

**Ground Floor** Main entrance Hallway  
Apt Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** secured gated access, a designated parking space along

with visitor bays and communal gardens.



LOT  
**65**

## 126 Longdown Road, Liverpool L10 4UT

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently let producing £6,300 per annum
- Double glazing
- Central heating
- Rear garden
- Driveway

A modern two bedroomed mid-town house benefiting from double glazing, central heating, rear garden and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum.

**Situated** In a Cul de sac just off Bridgehouse Lane which in turn is off the East Lancashire Road (A580) within close proximity to local amenities, schooling and transport links.

**Ground Floor** Lounge, Kitchen/Diner.

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Rear Garden, Driveway.



LOT  
**66**

90 July Road, Liverpool L6 4BT

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- Three bedroomed middle terraced house
- Double glazing • Central heating

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

**Situated** Off Lower Breck Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Yard to the rear.



LOT  
**67**

3 Strawberry Road, Liverpool L11 7AA

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- Three bedroomed end town house • Double glazing • Central heating • Driveway • Gardens

A three bedroomed end town house benefiting from double glazing, central heating, gardens, driveway and a conservatory. Following a full upgrade and refurbishment scheme the house would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Walton Hall Avenue in a popular and well established residential location within close proximity to local amenities.

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

**First Floor** Three Bedrooms, Wet Room/WC.

**Outside** Conservatory, Front and Rear Gardens, Driveway.

**Note** We have been advised the property has had wall ties to the gable wall and a damp proof course. Details will be available from the auctioneers



LOT  
68

## 18 Buckfast Close, Bootle, Merseyside L30 5QT

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

- Three bedrooed end terrace • Double glazing
- Central heating • Gardens

A three bedrooed end of terrace property benefiting from double glazing, central heating and gardens. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £7200 per annum.

**Situated** Off Canterbury Way which in turn is off Eden Vale in an established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor** Hall, two Reception Rooms, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Gardens front and rear



LOT  
69

## 25 Wenlock Road, Liverpool L4 2UU

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- Three bedrooed middle terrace house
- Double glazing

A three bedroom middle terrace house benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

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

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

**First Floor** Three Bedrooms

**Outside** Yard to the rear



LOT  
70

## 136 Jubilee Drive, Kensington, Liverpool L7 8SW

GUIDE PRICE **£140,000+**\*

VACANT RESIDENTIAL

- Four bedroomed middle terrace house
- Double glazing • Central heating

A four bedroomed middle terrace house arranged over four floors with the potential to be a five bedroom house. The property benefits from double glazing, central heating and is suitable for occupation or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £18,000 per annum with potential to increase to £22,000.

**Situated** Off Kensington Hill Street and Edge Lane in an established and popular residential location within easy reach of the Universities, hospitals and Liverpool city centre.

**Outside** Yard to the rear

**EPC Rating** E

**Joint Agent**



**Ground Floor** Hallway, Communal Lounge, 1 Letting Room, Kitchen with access to the cellar

**First Floor** Two Bedrooms, Bathroom/WC walk in shower

**Second Floor** Bedroom – could be divided into two rooms (STC)



LOT  
71

## 67 Esher Road, Liverpool L6 6DE

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- Three bed mid terraced • Partial double glazing • Central heating • Potential income in excess of £17,000 per annum

A three bedroomed middle terrace property benefiting from central heating and partial double glazing. The property is in good order throughout and is currently let at £4,420 per annum however we have been advised the tenant has been served notice and is due to vacate. If the property was let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum.

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

**Note** Sutton Kersh have not internally inspected the property

**Ground Floor** Hall, Lounge, Dining Room, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Rear yard.



LOT  
72

## Sunnyside Cottage, Greensbridge Lane, Tarbock Green L35 1QD

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- Four bed semi-detached cottage with bags of potential sat on a good sized plot

A four bedroom semi-detached cottage sat on a good sized plot and in need of an upgrade and scheme of refurbishment works. The property has bags of potential and we are advised the vendor has applied for planning permission to demolish the existing building and erect a new four bed detached house. However potential purchasers should make their own enquiries. Planning Reference NO: 20/00123/FUL

**Situated** Off Greensbridge Lane in a semi-rural and very popular residential location in the Tarbock Green Area, hosting 3 riding schools within 1 mile and nature trails. It is also located in a conservation area with views of the surrounding countryside.

**Outside** Gardens including brick outbuildings, greenhouse and sheds.

**Note** Please note Sutton Kersh have not internally inspected the property. All information has been provided by the vendor



**Ground Floor** Entrance Hallway, two Reception Rooms, Kitchen, WC

**First Floor** Four Bedrooms, Bathroom/WC

LOT  
73

## 25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX

GUIDE PRICE **£115,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £16,200pa
- Potential income in excess of £20,000 when fully let
- Double glazing
- Central heating
- Newly refurbished

A residential investment currently let to 4 individuals producing £16,899 per annum with the potential to achieve in excess of £20,000 per annum when fully let. A three storey end of terrace HMO property converted to provide five letting rooms which has been fully refurbished throughout and benefits from double glazing, full rewire and new Worcester central heating system.

**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.

**Outside** Rear yard.

**EPC Rating** E

**Note** Please note Sutton Kersh have not internally inspected the property. All information has been provided by the vendor

**Ground Floor** Hallway, Letting room, Kitchen/Dining Room, Conservatory, WC.

**First Floor** Three Bedrooms, Shower room/WC.

**Second Floor** Further Bedroom and loft storage



LOT  
74

Flat 142 Candia Towers, Jason Street, Liverpool L5 5EN

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

- A three bed fourteenth floor apartment
- Double glazing • Electric heating • Balcony
- Parking • Communal gardens and secure entry system

A three bedroomed fourteenth floor apartment within a purpose built block benefiting from double glazing, electric heating, balcony, parking, communal gardens and secure entry system. The property has recently been redecorated throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,700 per annum.

**Situated** Off Netherfield Road North in a popular and well established residential location close by to local amenities, schooling and transport links. Liverpool city centre is approximately 2 miles away.

**Ground Floor** Communal Entrance, Lift.

**Fourteenth Floor** Flat Hall, Three Bedrooms, Living Room, Kitchen, Bathroom, Separate WC

**Outside** Balcony, Parking, Communal Gardens

**EPC Rating** D

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



## Next auction Thursday 16 July 2020

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- Three storey mixed use investment opportunity
- Ground floor commercial unit plus nine self-contained studio flats
- Part let producing £32,240 per annum
- Potential income when fully let over £55,000 per annum

A three storey mixed use investment opportunity currently part let producing £32,240 per annum with a potential income when fully let of over £55,000. A substantial corner property comprising a ground floor commercial unit which until recently traded as The Tai Ping Chinese Restaurant. To the first and second floors accessed via a separate side entrance there are nine self-contained studio flats, seven of which are currently let by way of rolling contracts and two have recently become vacant. The ground floor would be suitable for a number of uses to include continued use as a restaurant or conversion to provide a wine bar or residential element to provide self-contained flats, subject to any consents. The property benefits from double glazing, electric heating and steel roller shutters.



**Situated** Fronting Smithdown Road on the corner of Russell Road on a busy main road position within close proximity to local shopping amenities such as Tesco Express and Shell Garage, Universities, transport links and approximately 4 miles from Liverpool city centre.

**Ground Floor** Restaurant providing approx. 86 Covers, Bar Area, Ladies & Gents WCs, Staff WC, Kitchen with walk in fridge.

**First Floor Studio 9** Kitchen, Lounge/Bedroom, Bathroom/WC (Own Entrance) Main Entrance Hallway

**Studio 1** Kitchen, Lounge/Bedroom, Bathroom/WC  
**Studio 2** Kitchen, Lounge/Bedroom, Bathroom/WC  
**Studio 3** Kitchen, Lounge/Bedroom, Bathroom/WC  
**Studio 4** Kitchen, Lounge/Bedroom, Bathroom/WC

Lounge/Bedroom, Bathroom/WC

**Studio 6** Kitchen, Lounge/Bedroom, Bathroom/WC  
**Studio 7** Kitchen, Lounge/Bedroom, Bathroom/WC  
**Studio 8** Kitchen, Lounge/Bedroom, Bathroom/WC

**Second Floor Studio 5** Kitchen,

**Outside** Rear Yard, Store Room.

LOT  
76

74 Hawkins Street, Liverpool L6 6BZ

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

- Two/three bed middle terraced house • Double glazing • Central heating

A two/three bed roomed middle terraced house plus loft room benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 3 individuals at £85pppw the potential income being in excess of £13,260 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.

**Loft Room** (not measured)

**Outside** Yard to the rear.

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

**Ground Floor** Vestibule, Kitchen 11'5" × 7'6" (3.473m × 2.290m), Reception room 11'8" × 8'1" (3.563m × 2.456m), Dining room 11'3" × 11'9" (3.44m × 3.582m), Shower room/W.C 4'7"x 5'7" (1.390m × 1.699m)

**EPC Rating** D

**First Floor** Two Bedrooms. 10'5" × 8'11" (3.185m × 2.716m) and 11'1" × 9'11" (3.44m × 3.582m)



LOT  
77

175/175a County Road, Walton, Liverpool L4 5PB

GUIDE PRICE £65,000+\*

VACANT COMMERCIAL

- Mixed use investment opportunity • Ground floor shop with three bed self-contained flat with potential

A three storey mixed use investment opportunity comprising a ground floor retail unit together with a three bedroomed flat above, accessed via a separate front entrance. The flat benefits from central heating and the ground floor benefits from steel roller shutters. Following a scheme of refurbishment works the property would be suitable for investment purposes. If let to 4 tenants at £80pppw the potential retail income is approximately £16,640. When fully let the potential total income is over £20,000 per annum. The shop has until recently been trading as "Freedom of Ztyle" Clothes Shop and would be suitable for a number of uses, subject to any consents.

**Situated** Fronting County Road on a busy main road position within walking distance to Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

**Second Floor** Two Bedrooms, Bathroom/WC. Box Room with access to Loft Room.

**Outside** Yard to the rear.

**Ground Floor** Shop – Main sales area, two Rear rooms

**First Floor** Flat Lounge, Kitchen, Rear Dining Room,





LOT  
78

73 Elaine Street, Liverpool L8 8HU

GUIDE PRICE £60,000+\*

RESIDENTIAL INVESTMENT

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

A two bedroomed middle terraced house which is currently let by way of an Assured Shorthold Tenancy producing £4800 per annum. The property benefits from double glazing and central heating.

**Situated** Off Windsor Street in a popular and well established residential location within close proximity to local amenities, Schooling and approximately 2 miles from Liverpool city centre.

**Note** We have not internally inspected the property. All information has been provided by the sellers.

**Ground Floor** Lounge 10'6" × 12'1" (3.20m × 3.68m), Dining Room 11'1" × 12'3" (3.38m × 3.73m), Kitchen 7'6" × 7'4" (2.29m × 2.24m)

**First Floor** 2 Bedrooms 12'5" × 12'4" (3.78m × 3.76m), 9'1" × 9'4" (2.77m × 2.84m) Bathroom/WC (not measured)

**Outside** Rear yard.



LOT  
79

71 Dorrit Street, Liverpool L8 8AN

GUIDE PRICE £65,000+\*

RESIDENTIAL INVESTMENT

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

A three bed mid terraced house currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property is in good condition and benefits from double glazing and central heating.

**Situated** Between Park Road and Windsor Street in a popular and well established residential location within close proximity to local amenities, Schooling and approximately 1.5 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property and all information has been provided by the seller.

**Ground Floor** Lounge 11'4" × 10'6" (3.45m × 3.20m), Dining Room 13'11" × 12'5" (4.24m × 3.78m), Kitchen 9'11" × 7'4" (3.02m × 2.24m), Bathroom/WC (not measured)

**First Floor** 3 Bedrooms 12'6" × 9' (3.81m × 2.74m), 13'11" × 11'3" (4.24m × 3.43m), 7'3" × 9'11" (2.21m × 3.02m)

**Outside** Rear yard.



LOT  
80

## 31 Challis Street, Birkenhead, Merseyside CH41 7DH

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- A two bedroomed mid terrace • Double glazing
- Central heating • Newly refurbished

A two bedroomed middle terraced house benefiting from double glazing, central heating, front and rear gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Off Hoylake Road in a popular location close to local amenities, schooling and commuter links including M53 motorway and Liverpool tunnel.

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

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Front and rear gardens.

**Note** Please note Sutton Kersh have not internally inspected the property and all information has been provided by the seller.



LOT  
81

## 9 Milverton Street, Liverpool L6 6AU

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- A two/three bed mid terrace • Newly refurbished and comes furnished • Double glazing • Central heating

A two/three bedroomed middle terraced house which has been newly refurbished throughout and comes fully furnished. The property benefits from double glazing and central heating. The property is suitable for immediate occupation or investment purposes and if let to 3 individuals at £85 pppw the potential income being in excess of £13,260 per annum.

**Situated** Off Boaler Street in a popular and well established residential location within close proximity to Kensington shopping amenities, Schooling and approximately 1 mile from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property all information has been provide dby the vendor

**Ground Floor** Hall, Kitchen, Dining room, one Letting room.

**First Floor** Two Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.



LOT  
82

38 Millvale Street, Liverpool L6 6BB

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- A two/three bed roomed middle terraced house
- Double glazing • Central heating

A two/three bed roomed middle terraced house benefiting from double glazing and central heating. Following upgrade and modernisation the property would be suitable for occupation or investment purposes. If let to 3 individuals at £85 pppw the potential income being in excess of £13,260 Per annum.

**Situated** Off Malvern Road which in turn is off Sheil Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 1 miles from Liverpool city centre.

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

**Ground Floor** Vestibule, Kitchen, Reception room, Dining room, Utility room.

**First Floor** Two Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.



LOT  
83

41 Clapham Road, Liverpool L4 2TG

GUIDE PRICE £76,000+\*

VACANT RESIDENTIAL

- A three bed roomed middle terraced house
- Double glazing • Central heating

A 3 bed roomed middle terraced house benefiting from double glazing and central heating. If let to 3 tenants at £80pppw the potential rental income would be approximately £12,480 per annum.

**Situated** Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hallway, Through Lounge/Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to Rear.

**Tenure** Leasehold



LOT  
**84**

Plots 24 and 25, Land south of High Street, Porth CF39 9HL

GUIDE PRICE **NIL RESERVE\***

LAND

• Vacant land

Two freehold vacant plots of land which are being sold together as one auction lot. The plots form part of a 0.5 acre site and are located just south of the property known as Oak Tree Rise and the High Street. The plots will have access by foot via the rights of ways shown in green at all times of day and night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) may be suitable for a variety of uses, subject to any necessary planning consents.



LOT  
**85**

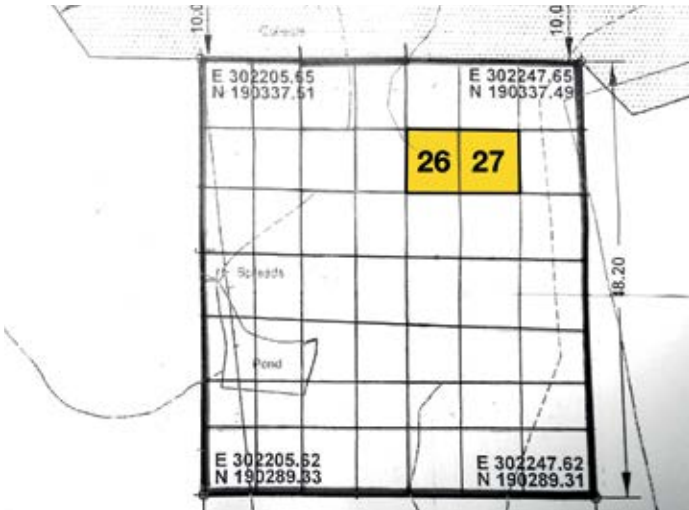
Plots 26 and 27, Land south of High Street, Porth CF39 9HL

GUIDE PRICE **NIL RESERVE\***

LAND

• Vacant land

Two freehold vacant plots of land which are being sold together as one auction lot. The plots form part of a 0.5 acre site and are located just south of the property known as Oak Tree Rise and the High Street. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) may be suitable for a variety of uses, subject to any necessary planning consents.



- A three bedroomed middle terraced house
- Double glazing • Central heating

A three bedroom middle terrace house benefiting from double glazing and central heating. The property has previously been let to 3 tenants producing £13,260 per annum.

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

**Ground Floor** Hall, Lounge, one Letting Room, Kitchen

**First Floor** Two Bedrooms, Bathroom with walk-in shower

**Outside** Yard to the rear



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

LOT  
87

## 2 Chelwood Avenue, Childwall, Liverpool L16 3NW

GUIDE PRICE **£150,000+**\*

VACANT COMMERCIAL

- Vacant shop and one bed flat above potential income £18,000 per annum

A two storey property comprising of a ground floor retail unit which was until recently trading as Booze Buster Off Licence, together with a one bedroomed flat above, accessed via a separate rear entrance (via Glenconnor Road). The shop would be suitable for a number of uses, subject to any consents. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £18,000 per annum.

**Situated** Fronting Chelwood Avenue at the junction with Bowring Park Road in a very popular and well established residential location.

**First Floor** Flat – Living Room, Kitchen, Bathroom/WC, Bedroom

**Outside** Access to the flat with parking to the rear

**Ground Floor** Shop – Main Sales Area, Rear Room, Kitchen, WC/ Storeroom



LOT  
88

## 26 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- 2/3 bed mid terrace • Newly refurbished and comes furnished • Double glazing • Central heating • Potential income £13,260 per annum

A 2/3 bedroomed middle terraced house which has been newly refurbished throughout and comes fully furnished. The property benefits from double glazing and central heating. The property is suitable for immediate occupation or investment purposes and if let to 3 individuals at £85 pppw the potential income being in excess of £13,260 Per annum.

**Situated** Off Ottley Street which in turn is off Sheil Road (B5188) close to local amenities, Schooling, Universities and approximately 1 mile from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

**Note** Please note Sutton Kersh have not internally inspected the property all information has been provided by the vendor.

**Ground Floor** Hall, Open Plan Kitchen/reception room, 1 Letting room.



LOT  
89

## 155 Auckland Terrace, Shildon, County Durham DL4 1BA

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

- A two bed mid terrace • Double glazing

A two bedroomed middle terraced house benefiting from double glazing. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Off Adelaide Bank in a popular residential location close to local amenities and schooling.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

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



LOT  
90

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

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

- Three bedroomed middle terraced house
- Double glazing, central heating and front and rear gardens • Producing £7,800 per annum

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

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

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

**Tenure** Freehold

**Ground Floor** Open Plan Lounge/Diner, Kitchen, Utility Room.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Front and Rear Gardens.



- Two bedroom second floor apartment
- Parking and secure entry system

A delightful opportunity to purchase this two bedroom second floor apartment offering spacious living and water views. The block offers parking and secure entry system. This property offers no onward chain and makes for the perfect first purchase or investment opportunity.

**Situated** St Denys is a hugely popular location for both residential & investment buyers. Local shops are plentiful in Southampton city centre but if you would like to stay closer to home Portswood High Street can also be found within walking distance. Also located nearby are ample recreational spaces including Southampton Common, Southampton Sports Centre & Riverside Park. Access to the M27 & M3 is easy, while Swaythling & St Denys stations offer a great link to London Waterloo.

**Ground Floor** Main Entrance, Hallway.

**Second Floor Apartment Accommodation** reception room with access onto the balcony, two double bedrooms with the master benefitting from an en-suite, a modern kitchen with space for appliances and a three piece shower room/WC.

**Outside** Parking

**EPC Rating** C



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

*Kind Regards  
Izzy*





- **Three bedroom house in need of refurbishment**
- **Detached brick outbuilding**
- **Potential to develop subject to planning**

A semi-detached three bedroom house in need of refurbishment with a detached brick outbuilding approximately 850sq ft offering potential to develop subject to planning permission, located in a quiet cul-de-sac within 500 yards of village amenities in the New Forest National Park. A fantastic opportunity to purchase a 3 bedroom semi-detached house with accommodation arranged over three floors requiring refurbishment throughout and having a detached brick constructed garage/workshop extending to approximately 850sq ft suitable for conversion/redevelopment subject to planning permission, conveniently located in a much sought after cul-de sac in the popular New Forest village of Lyndhurst. The property is set in well enclosed gardens with an extensive driveway leading to the substantial detached garage/workshop with first floor storage rooms offering tremendous potential.

**Situated** Lyndhurst is a thriving village located within the New Forest National Park with an active community centre, post office, library, doctor and dentist surgeries, bank, first school and shopping for everyday needs. The village has a fine variety of specialist cafes, tea rooms, restaurants, 3 public houses and churches. Junction 1 of the M27 motorway can be accessed at Cadnam 4 miles to the north and there are mainline railway stations at Ashurst 3 miles and Brockenhurst 4 miles offering a fast service to London Waterloo. The popular coastal town of

Lymington with its 2 excellent marinas is within 8 miles to the south.

**Joint Agent**

**Austin & Wyatt**

**Ground Floor** Lounge, Kitchen, Dining Room, Cloakroom.

**First Floor** Two Bedrooms, Bathroom/WC.

**Second Floor** Third Bedroom

**Outside** Gardens with Driveway and Detached Garage/Workshop



- Three bedroom semi-detached • Double glazing • Central heating • Driveway • Garage

A three bedroom semi-detached having gas central heating, UPVC double glazing, driveway and single garage. The vacant property now requires some refurbishment and cosmetic improvement and will appeal to those looking to refurbish a home for themselves, landlord or property professional looking for their next project. The area is a popular residential area.

**Situated** The house is located in the popular and convenient residential area of Woodhouse Mill, it is ideally placed for local shops, schools, amenities and transport links to the city centre and M1 motorway links.

**Ground Floor** Hallway, through lounge dining room, kitchen.

**First Floor** Three bedrooms and bathroom/WC

**Outside** Front garden, driveway and single garage.

**Tenure** Leasehold

**EPC Rating** D

**Note** Any plans and measurements shown are for information only, are not to scale and cannot be relied on. Any buyers considering extension or build potential must make their own enquiries pre auction bidding. The property and land is sold as seen. For more information connected to securing a mortgage on this property please contact Blundells, our dedicated auction mortgage consultants on 0114 275 3853.

**Joint Agent**



LOT  
**103**

3 Shay Road, Stocksbridge, Sheffield, South Yorkshire S36 1FB

GUIDE PRICE **£70,000–£80,000\***

VACANT RESIDENTIAL

- Three bedroom semi-detached house
- Predominantly gas central heating • Double glazing • Garage • Gardens.

Three bedroom semi-detached home in a popular residential location and enjoying views of the surrounding area. The house now requires full refurbishment and modernisation but offers a superb opportunity to developer, builder or residential buyer looking for a project. The house has predominantly gas central heating, UPVC double glazing, there is a separate garage and good sized gardens.

Stocksbridge is located towards the north west of Sheffield. Enjoying excellent local schools, with the infant school being classified as Ofsted outstanding and is listed amongst the best in Sheffield. The house is within easy reach of the local new development 'Fox Valley' and benefits from a host of amenities/facilities along with being on the edge of beautiful countryside. The property is also well placed for access being close to the M1 and Trans-Pennine routes.

Hall, bay windowed lounge, separate dining room, extended kitchen and under stairs pantry.

**First Floor** Three bedrooms and a bathroom/WC.

**Outside** Front garden, side drive leading to separate garage, enclosed and good sized rear garden.

**SOLD PRIOR**



Joint Agent



LOT  
**104**

17 Glossop Street, Leeds LS6 2LE

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

- Mid terraced property arranged over multiple floors • Five bedrooms • In need of full renovation and repair

A mid terraced property arranged over multiple floors with five bedrooms needing full renovation and repair but ideal development project for landlord or property professional. We believe the house was formerly arranged as a bedsit layout and has majority double glazing. Glossop Street is situated in a convenient location within a 10 minute walk to Leeds University so will interest those looking for a student let option.

**Situated** Woodhouse is a popular area for student and professional. Its location provides easy access to the city centre, as well as the social amenities offered by Hyde Park. However, Woodhouse continues to undergo a period of transformation with the introduction of popular bars and restaurants. There are good road, bus and rail links within the area.

**Ground Floor** Accommodation briefly comprising: Steps leading to the front door. Entrance to into

the hallway. Front living room and kitchen to the rear. Stairs leading down in to the basement conversion which as two rooms.

**First Floor** Stairs up to the first floor, which comprises three rooms, one large room to the front of the house, one room which has had kitchen units fitted and a separate en-suite shower room.

**Second Floor** Narrow staircase to the top floor attic conversion with a bathroom and room which



has been a living room/kitchen with a velux.

**Outside** Rear yard area.



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# Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

### Sale Conditions

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION Date

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;

but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTS are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the

date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SPECIAL CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

A1.2 If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

### A2 OUR role

- A2.1 As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - (b) offer each LOT for sale;
  - (c) sell each LOT;
  - (d) receive and hold deposits;
  - (e) sign each SALE MEMORANDUM; and
  - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by

these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

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

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

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

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A3 Bidding and reserve PRICES

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

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

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

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

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

### A4 The PARTICULARS and other information

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

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

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

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

### A5 The CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

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

A5.3 YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);

- (b) sign the completed SALE MEMORANDUM; and

- (c) pay the deposit.

A5.4 If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of CONTRACT; or

- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

- (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

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

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and

- (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL

- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- 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:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
  - (c) notices, orders, demands, proposals and requirements of any competent authority;
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
  - (e) rights, easements, quasi-easements, and wayleaves;
  - (f) outgoings and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (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
  - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. 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 conveyancer'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:
- (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 outgoings 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 outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (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 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.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - give notice of assignment to the tenant; and
  - give such direct covenant to the tenant as may be required by the rent deposit deed.

### G14 VAT

- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

### G15 TRANSFER as a going concern

- G15.1 Where the SPECIAL CONDITIONS state:
- the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
  - this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
  - has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
  - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- of the BUYER'S VAT registration;
  - that the BUYER has made a VAT OPTION; and
  - that the VAT OPTION has been notified in writing to HM Revenue and Customs;
- and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
  - collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
  - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

### G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
  - to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

### G17 Maintenance agreements

- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

### G18 Landlord and Tenant Act 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

### G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- in its condition at COMPLETION;
  - for such title as the SELLER may have; and
  - with no title guarantee;

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

- G19.5 Where relevant:
- the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
  - the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- ### G20 TUPE
- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- the SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
  - the BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - the BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
  - the BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

### G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

### G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- service charge expenditure attributable to each TENANCY;
  - payments on account of service charge received from each tenant;
  - any amounts due from a tenant that have not been received;
  - any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
  - that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

### G23 Rent reviews

- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

### G24 TENANCY renewals

- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the

- BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

### G25 Warranties

- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- hold the warranty on trust for the BUYER; and
  - at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

### G26 No assignment

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

### G27 Registration at the Land Registry

- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
  - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- apply for registration of the TRANSFER;
  - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - join in any representations the SELLER may properly make to the Land Registry relating to the application.

### G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- delivered by hand; or
  - made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- when delivered, if delivered by hand; or
  - when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

### G29 CONTRACTS (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

#### G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

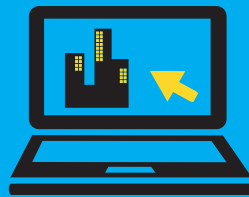
#### G30.3 Extra Auction Conduct Conditions

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

#### G30.4 Searches

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

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