

# property auction

**Thursday 16 July 2020**  
12 noon prompt

**Please note this auction will be streamed live online only**

**SuttonKersh**

**suttonkersh.co.uk**



**blundells**  
Property Auctions

**Countrywide**  
Property Auctions

# Merseyside's leading auction team...



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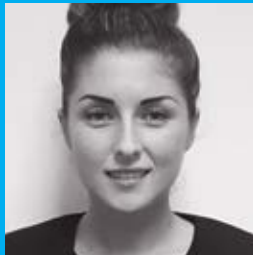
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for free advice or to arrange a free valuation

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# Welcome



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

This month yet again we will be holding this as a “Live” sale to be streamed exclusively on-line only. Our auctioneer Andrew Binstock will again take the

screen to auction over 120 lots in his usual unique style, that does make it essential viewing even if you aren’t bidding!

If you are intending to bid however 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 our biggest catalogue of the year has something for everyone Here are just a few of the highlights of what is on offer:

**Lot 1** 5 Anglesea Road, Liverpool L9 1EA

**Lot 4** Land To The Rear Of 65 Kremlin Drive, Liverpool L13 7BX

**Lot 23** Flats 1, 2, 3, 5, 6, 10, 11, 12 Tudor Court, 145 Prescot Road, Liverpool L7 0LD

**Lot 40** The Penny Lane Hotel, 3-5 Smithdown Place, Liverpool L15 9EH

**Lot 66** 66/66a Derby Lane, Old Swan, Liverpool L13 3DN

**Lot 85** 3 The Close, Walton, Liverpool L9 1EX

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**

suttonkersh.co.uk

# 134

 lots available

## 70+

vacant  
residential

## 4

commercial  
investment

## 10

development  
opportunities

## 30+

residential  
investment

## 7

vacant  
commercial

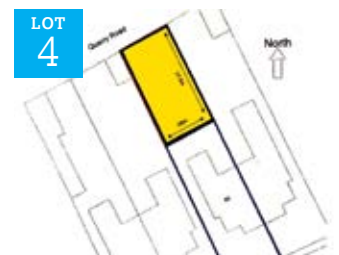
## 1

mixed  
use

### Highlights



5 Anglesea Road, Liverpool L9 1EA



Land to the rear of 65 Kremlin Drive, Liverpool L13 7BX



Flats 1, 2, 3, 5, 6, 10, 11, 12  
Tudor Court, 145 Prescot Road,  
L7 0LD



The Penny Lane Hotel, 3-5  
Smithdown Place, Liverpool  
L15 9EH



66/66a Derby Lane, Old Swan,  
Liverpool L13 3DN



3 The Close, Walton, Liverpool  
L9 1EX

over **80%**  
success

over **£7m**  
raised

over **60**  
lots sold

Our live streamed May auction was watched by hundreds of people throughout the UK yesterday and generated over £7m worth of sales. Hosted by our resident auctioneer, the effervescent Andrew Binstock, we had over 300 bidders registered from the off and the pace soon picked up – by the time the we were at Lot 5, we had already generated over £1m worth of sales, with 80% of all properties offered being sold by the end of the day...

## 16 years as Merseyside's leading auctioneer

*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

### Highlights



**SOLD**  
Lot 1 Princes Building, 81 Dale Street, Liverpool L2 2HT  
Guide price £750,000\*  
**SOLD FOR £916,000**



**SOLD**  
Lot 4 825/827 Hollins Road, Oldham OL8 3PP  
Guide price £110,000\*  
**SOLD FOR £143,000**



**SOLD**  
Lot 10 97 Gentwood Road, Liverpool L36 2QJ  
Guide price £55,000\*  
**SOLD FOR £78,500**



**SOLD**  
Lot 67 3 Strawberry Road, Liverpool L11 7AA  
Guide price £60,000\*  
**SOLD FOR £89,500**



**SOLD**  
Lot 75 292/294 Smithdown Rd and 1 Russell Rd, Liverpool L18  
Guide price £350,000\*  
**SOLD FOR £455,000**



**SOLD**  
Lot 87 2 Chelwood Avenue, Childwall, Liverpool L16 3NW  
Guide price £150,000\*  
**SOLD FOR £185,000**

# 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.

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 16 July 2020**

For sale by public auction unless sold prior or withdrawn

1	5 Anglesea Road, Liverpool L9 1EA	£45,000+*
2	58 Argyle Street South, Birkenhead, Merseyside CH41 9BX	£55,000+*
3	35 Wendell Street, Liverpool L8 0RG	£45,000+*
4	Land to the rear of 65 Kremlin Drive, Liverpool L13 7BX	£35,000+*
5	20 Ridley Road, Liverpool L6 6DN	£60,000+*
6	73 Saville Road, Old Swan, Liverpool L13 4DJ	£70,000+*
7	Flat 9, Llys Y Capel, Deganwy Avenue, Llandudno, LL30 2YW	£85,000+*
8	51 Rydal Street, Liverpool L5 6QP	£55,000+*
9	Flat 2, 13a West View, Mold, Clwyd CH7 1DW	£60,000+*
10	20 Leopold Road, Brighton-le-sands, Liverpool L22 6QZ	£145,000+*
11	21 Delamere Court, St. Marys Street, Crewe CW1 2JB	£50,000+*
12	219-221 Gisburn Road, Barrowford, Nelson, Lancashire BB9 6JD	£150,000+*
13	5 Bowley Road, Liverpool L13 6RR	£70,000+*
14	22 Buckingham Road, Tuebrook, Liverpool L13 8AZ	£75,000+*
15	4 Withnell Road, Liverpool L13 4DB	£75,000+*
16	9 Pendlebury Street, Clock Face, St. Helens, Merseyside WA9 4RF	£65,000+*
17	Apt 4, 1 Beach Lawn, Liverpool L22 8QA	£100,000+*
18	1307 Daniel House, Trinity Road, Bootle L20 3RG	£40,000+*
19	59 Ruskin Street, Liverpool L4 3SH	£40,000+*
20	17 Attlee Road, Liverpool L36 6BG	£80,000+*
21	23 Ripon Street, Liverpool L4 5UG	£45,000+*
22	1308 Daniel House, Trinity Road, Bootle L20 3RG	£40,000+*
23	Flats 1, 2, 3, 5, 6, 10, 11, 12 Tudor Court, 145 Prescot Road, L7 0LD	£425,000+*
24	2 Summer Seat, Liverpool L3 6HB	£75,000+*
25	3 Withnell Road, Broadgreen, Liverpool L13 4DB	SOLD PRIOR
26	52 Stevenson Street, Liverpool L15 4HB	£65,000+*
27	42-44 Rice Lane, Liverpool L9 1DD	£70,000+*
28	18 Harrowby Road, Liverpool L21 1DR	SOLD PRIOR
29	94 Finch Lane, Knotty Ash, Liverpool L14 9QB	£50,000+*
30	Land adjacent to 13 Rothay Street, Leigh, Lancashire WN7 2DS	£75,000+*
31	20 Quernmore Road, Kirkby, Liverpool L33 6UU	£30,000+*
32	104 Norton Street, Bootle, Merseyside L20 4PJ	£40,000+*
33	20 Curzon Road, Liverpool L22 0NL	£105,000+*
34	4 Hemans Street, Bootle, Merseyside L20 4JS	£40,000+*
35	43 Hampstead Road, Liverpool L6 8NQ	£185,000+*
36	25 Windsor Road, Bootle, Merseyside L20 0AJ	£100,000+*
37	8 Botanic Place, Liverpool L7 0ER	£60,000+*
38	32 Graylands Road, Wirral, Merseyside CH62 4SB	£90,000+*
39	32 Byron Street, Bootle, Merseyside L20 4RH	£45,000+*
40	The Penny Lane Hotel, 3-5 Smithdown Place, Liverpool L15 9EH	£750,000+*
41	25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX	£100,000+*
42	20 Langton Road, Wavertree, Liverpool L15 2HT	£125,000+*
43	12 Primrose Court, Liverpool L36 8DH	£30,000+*
44	24 Graylands Road, Wirral, Merseyside CH62 4SB	£90,000+*
45	29 Needham Road, Liverpool L7 0EE	£75,000+*
46	91 Gray Street, Bootle, Merseyside L20 4RY	£40,000+*
47	30 car parking spaces, Portside House, 29 Duke St, Liverpool L1 5AQ	£190,000+*
48	46 Alderson Road, Liverpool L15 2HL	£85,000+*
49	110 Benedict Street, Bootle, Merseyside L20 2EW	£50,000+*
50	30 Osborne Road, Tuebrook, Liverpool L13 8AT	£135,000+*
51	22 Parker Avenue, Seaforth, Liverpool L21 1EL	£70,000+*
52	26 Hinton Street, Fairfield, Liverpool L6 3AP	SOLD PRIOR
53	30/30a Lawrence Road, Liverpool L15 0EG	£135,000+*
54	7 Willaston Road, Liverpool L4 6UP	£65,000+*
55	48 Nelville Road, Liverpool L9 9BP	£60,000+*
56	28 Poulton Road, Wallasey, Merseyside CH44 9DQ	£80,000+*
57	40 Anfield Road, Liverpool L4 0TD	£65,000+*
58	44 Brelade Road, Liverpool L13 6RB	£70,000+*
59	11 Chudleigh Road, Liverpool L13 3AZ	£90,000+*
60	16 Winslow Street, Liverpool L4 4DJ	£45,000+*
61	81 Deveraux Drive, Wallasey, Merseyside CH44 4DQ	SOLD PRIOR
62	35 Sandway Crescent, Liverpool L11 2SN	£60,000+*
63	152 Walton Village, Liverpool L4 6TN	£75,000+*
64	31 Challis Street, Birkenhead, Merseyside CH41 7DH	SOLD PRIOR
65	Land adjacent to 90 Penmann Crescent, Liverpool L26 0UG	£60,000+*

66	66/66a Derby Lane, Old Swan, Liverpool L13 3DN	£70,000+*
67	308 Anfield Road, Liverpool L4 0TL	£60,000+*
68	84 August Road, Liverpool L6 4DF	£50,000+*
69	63 Rudyard Road, Liverpool L14 5NN	£90,000+*
70	12 Vanbrugh Crescent, Liverpool L4 7TZ	£75,000+*
71	85 Park Road East, Birkenhead, Merseyside CH41 4BD	£100,000–£120,000*
72	3 Alexandra Road, Prenton, Merseyside CH43 4XX	£110,000+*
73	16 Brattan Road, Birkenhead, Merseyside CH41 2US	£90,000+*
74	Land at 81 Kensington, Liverpool L7 8UY	£45,000+*
75	184 Dalton Road, Barrow-in-Furness, Cumbria LA14 1PR	£75,000+*
76	13 Coningsby Road, Liverpool L4 0RS	£115,000–£125,000*
77	181a Rice Lane, Liverpool L9 1AF	£75,000+*
78	2a Scott Street, Bootle, Merseyside L20 4PF	£45,000+*
79	60 North Road, St. Helens, Merseyside WA10 2TR	£175,000+*
80	432 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0SX	£140,000+*
81	25 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE	£35,000+*
82	104, X1, 5 Seel Street, Liverpool L1 4BT	£70,000+*
83	6 Deysbrook Side, West Derby, Liverpool L12 8SL	£110,000+*
84	9 Hildebrand Close, Liverpool L4 7TH	£75,000+*
85	3 The Close, Walton, Liverpool L9 1EX	£125,000+*
86	45 Hampstead Road, Liverpool L6 8NQ	£100,000+*
87	21 Sulgrave Close, Liverpool L16 6AD	SOLD PRIOR
88	31 Greystone Road, Broadgreen, Liverpool L14 6UD	£90,000+*
89	53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX	SOLD PRIOR
90	12 Pearson Street, Liverpool L15 4LX	£110,000+*
91	14 Graylands Road, Wirral, Merseyside CH62 4SB	£90,000+*
92	59 Townsend Lane, Anfield, Liverpool L6 0AX	SOLD PRIOR
93	77 Ashbourne Crescent, Liverpool L36 4JJ	£80,000+*
94	58 Solvay Road, Northwich, Cheshire CW8 4DR	£70,000+*
95	5 Down Terrace, Trimdon Grange, Co Durham TS29 6HH	£45,000+*
96	Car Parking Space 85, Mann Island, Liverpool L3 1EA	£18,000+*
97	53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN	£65,000+*
98	33 Trevor Road, Orrell Park, Liverpool L9 8DY	£85,000+*
99	14 Osborne Road, Tuebrook, Liverpool L13 8AT	£125,000+*
100	37 Hope Street, Liverpool L1 9DZ	£145,000+*
101	27 Kempton Road, Wirral, Merseyside CH62 1DL	£75,000+*
102	248 The Reach, 39 Leeds Street, Liverpool L3 2DD	£190,000+*
103	9 Annesley Road, Wallasey, Merseyside CH44 9BZ	£90,000+*
104	2 Dell Street, Liverpool L7 2QA	£70,000+*
105	24 Galloway Road, Poole, Dorset BH15 4JX	£145,000+*
106	484 Wolseley Road, Plymouth PL5 1BJ	SOLD PRIOR
107	5 Walton Road, Sheffield S11 8RE	£215,000+*
108	57 Longley Hall Rise, Sheffield S5 7EQ	£40,000+*
109	Flat 22a Walsall Road, Cannock, Staffordshire WS11 0HE	SOLD PRIOR
110	19 Holdings Road, Sheffield, South Yorkshire S2 2RD	£135,000+*
111	3 Argyle Road, Sheffield S8 9HG	£165,000+*
112	Bellasize Farm, Two Waters Foot, Liskeard, Cornwall PL14 6HT	£450,000+*
113	70 Cranford Avenue, Exmouth, Devon EX8 2QF	£300,000+*
114	11 Ringwood Road, Poole, Dorset BH14 0RE	£180,000+*
115	20 Clarence Road, St. Austell, Cornwall PL25 5NL	£125,000–£150,000*
116	Flat 6, 15 Priory Avenue, Southampton SO17 2NR	£145,000+*
117	222 Psalters Lane, Rotherham, South Yorkshire S61 1HS	£37,000+*
118	27 Bosville Road, Crookes, Sheffield S10 5FW	£90,000–£100,000*
119	Land to the rear of 2 Main Road, Holmesfield, Dronfield S18 7WT	£230,000+*
120	Site at Tolgarrick Road, Tuckingmill, Camborne, TR14 8NH	£220,000+*
121	25 Darden Lough, Newcastle Upon Tyne NE5 2YE	£58,000+*
122	8 Durning Road, St. Agnes, Cornwall TR5 0UP	£175,000+*
123	27 Alma Street, Weston-Super-Mare, Avon BS23 1RD	£120,000+*
124	Coke House, 6 St James St, South Petherton, Somerset TA13 5BS	SOLD PRIOR
125	41 Manorcombe Bungalows, Honicombe Park, Callington, PL17 8NS	£37,500+*
126	Land adjacent 133 Standon Road, Sheffield S9 1PG	£60,000+*
127	5 Kingsdown Close, Teignmouth, Devon TQ14 9AX	£200,000+*
128	Flat 4, 31 Queens Road, Lipson, Plymouth PL4 7PL	£50,000+*
129	Flat 15, Brooklyn Court, Christchurch Road, Bournemouth BH1 4BD	£75,000+*
130	76 Holt Road, Liverpool L7 2PR	SOLD PRIOR
131	7 Alexander Green, Liverpool L36 7XT	£55,000+*
132	65 Bala Street, Liverpool L4 2QN	£30,000+*
133	Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ	£157,000+*
134	19 Laburnum Road, Liverpool L7 0HT	£275,000+*



# Order of sale by type

## Commercial investment

- 47 30 car parking spaces, Portside House, 29 Duke St, Liverpool L1 5AQ
- 53 30/30a Lawrence Road, Liverpool L15 0EG
- 75 184 Dalton Road, Barrow-in-Furness, Cumbria LA14 1PR
- 96 Car Parking Space 85, Mann Island, Liverpool L3 1EA

## Development opportunities

- 4 Land to the rear of 65 Kremlin Drive, Liverpool L13 7BX
- 12 219-221 Gisburn Road, Barrowford, Nelson, Lancashire BB9 6JD
- 30 Land adjacent to 13 Rothay Street, Leigh, Lancashire WN7 2DS
- 40 The Penny Lane Hotel, 3-5 Smithdown Place, Liverpool L15 9EH
- 65 Land adjacent to 90 Penmann Crescent, Liverpool L26 0UG
- 74 Land at 81 Kensington, Liverpool L7 8UY
- 100 37 Hope Street, Liverpool L1 9DZ
- 119 Land to the rear of 2 Main Road, Holmesfield, Dronfield S18 7WT
- 120 Site at Tolgarrick Road, Tuckingmill, Camborne, TR14 8NH
- 126 Land adjacent 133 Standon Road, Sheffield S9 1PG

## Mixed use

- 113 70 Cranford Avenue, Exmouth, Devon EX8 2QF

## Residential investment

- 3 35 Wendell Street, Liverpool L8 0RG
- 6 73 Saville Road, Old Swan, Liverpool L13 4DJ
- 13 5 Bowley Road, Liverpool L13 6RR
- 15 4 Withnell Road, Liverpool L13 4DB
- 26 52 Stevenson Street, Liverpool L15 4HB
- 33 20 Curzon Road, Liverpool L22 0NL
- 38 32 Graylands Road, Wirral, Merseyside CH62 4SB
- 39 32 Byron Street, Bootle, Merseyside L20 4RH
- 41 25 Winterhey Avenue, Wallasey, Merseyside CH44 4DX
- 44 24 Graylands Road, Wirral, Merseyside CH62 4SB
- 51 22 Parker Avenue, Seaforth, Liverpool L21 1EL
- 55 48 Neville Road, Liverpool L9 9BP
- 57 40 Anfield Road, Liverpool L4 0TD
- 62 35 Sandway Crescent, Liverpool L11 2SN
- 63 152 Walton Village, Liverpool L4 6TN
- 68 84 August Road, Liverpool L6 4DF
- 69 63 Rudyard Road, Liverpool L14 5NN
- 71 85 Park Road East, Birkenhead, Merseyside CH41 4BD
- 72 3 Alexandra Road, Prenton, Merseyside CH43 4XX
- 79 60 North Road, St. Helens, Merseyside WA10 2TR
- 80 432 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0SX
- 87 21 Sulgrave Close, Liverpool L16 6AD
- 88 31 Greystone Road, Broadgreen, Liverpool L14 6UD
- 89 53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX
- 91 14 Graylands Road, Wirral, Merseyside CH62 4SB
- 92 59 Townsend Lane, Anfield, Liverpool L6 0AX
- 93 77 Ashbourne Crescent, Liverpool L36 4JJ

- 94 58 Solway Road, Northwich, Cheshire CW8 4DR
- 95 5 Down Terrace, Trimdon Grange, Co Durham TS29 6HH
- 97 53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN
- 103 9 Annesley Road, Wallasey, Merseyside CH44 9BZ
- 107 5 Walton Road, Sheffield S11 8RE
- 134 19 Laburnum Road, Liverpool L7 0HT

## Vacant commercial

- 2 58 Argyle Street South, Birkenhead, Merseyside CH41 9BX
- 19 59 Ruskin Street, Liverpool L4 3SH
- 27 42-44 Rice Lane, Liverpool L9 1DD
- 56 28 Poulton Road, Wallasey, Merseyside CH44 9DQ
- 66 66/66a Derby Lane, Old Swan, Liverpool L13 3DN
- 77 181a Rice Lane, Liverpool L9 1AF
- 81 25 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE

## Vacant residential

- 1 5 Anglesea Road, Liverpool L9 1EA
- 5 20 Ridley Road, Liverpool L6 6DN
- 7 Flat 9, Llys Y Capel, Deganwy Avenue, Llandudno, LL30 2YW
- 8 51 Rydal Street, Liverpool L5 6QP
- 9 Flat 2, 13a West View, Mold, Clwyd CH7 1DW
- 10 20 Leopold Road, Brighton-le-sands, Liverpool L22 6QZ
- 11 21 Delamere Court, St. Marys Street, Crewe CW1 2JB
- 14 22 Buckingham Road, Tuebrook, Liverpool L13 8AZ
- 16 9 Pendlebury Street, Clock Face, St. Helens, Merseyside WA9 4RF
- 17 Apt 4, 1 Beach Lawn, Liverpool L22 8QA
- 18 1307 Daniel House, Trinity Road, Bootle L20 3RG
- 20 17 Attlee Road, Liverpool L36 6BG
- 21 23 Ripon Street, Liverpool L4 5UG
- 22 1308 Daniel House, Trinity Road, Bootle L20 3RG
- 23 Flats 1, 2, 3, 5, 6, 10, 11, 12 Tudor Court, 145 Prescott Road, L7 0LD
- 24 2 Summer Seat, Liverpool L3 6HB
- 25 3 Withnell Road, Broadgreen, Liverpool L13 4DB
- 28 18 Harrowby Road, Liverpool L21 1DR
- 29 94 Finch Lane, Knotty Ash, Liverpool L14 9QB
- 31 20 Quernmore Road, Kirkby, Liverpool L33 6UU
- 32 104 Norton Street, Bootle, Merseyside L20 4PJ
- 34 4 Hemans Street, Bootle, Merseyside L20 4JS
- 35 43 Hampstead Road, Liverpool L6 8NQ
- 36 25 Windsor Road, Bootle, Merseyside L20 0AJ
- 37 8 Botanic Place, Liverpool L7 0ER
- 42 20 Langton Road, Wavertree, Liverpool L15 2HT
- 43 12 Primrose Court, Liverpool L36 8DH
- 45 29 Needham Road, Liverpool L7 0EE
- 46 91 Gray Street, Bootle, Merseyside L20 4RY
- 48 46 Alderson Road, Liverpool L15 2HL
- 49 110 Benedict Street, Bootle, Merseyside L20 2EW
- 50 30 Osborne Road, Tuebrook, Liverpool L13 8AT
- 52 26 Hinton Street, Fairfield, Liverpool L6 3AP
- 54 7 Willaston Road, Liverpool L4 6UP
- 58 44 Brelade Road, Liverpool L13 6RB
- 59 11 Chudleigh Road, Liverpool L13 3AZ
- 60 16 Winslow Street, Liverpool L4 4DJ
- 61 81 Deveraux Drive, Wallasey, Merseyside CH44 4DQ
- 64 31 Challis Street, Birkenhead, Merseyside CH41 7DH
- 67 308 Anfield Road, Liverpool L4 0TL
- 70 12 Vanbrugh Crescent, Liverpool L4 7TZ
- 73 16 Brattan Road, Birkenhead, Merseyside CH41 2US
- 76 13 Coningsby Road, Liverpool L4 0RS
- 78 2a Scott Street, Bootle, Merseyside L20 4PF
- 82 104, X1, 5 Seel Street, Liverpool L1 4BT
- 83 6 Deysbrook Side, West Derby, Liverpool L12 8SL
- 84 9 Hildebrand Close, Liverpool L4 7TH
- 85 3 The Close, Walton, Liverpool L9 1EX
- 86 45 Hampstead Road, Liverpool L6 8NQ
- 90 12 Pearson Street, Liverpool L15 4LX
- 98 33 Trevor Road, Orrell Park, Liverpool L9 8DY
- 99 14 Osborne Road, Tuebrook, Liverpool L13 8AT
- 101 27 Kempton Road, Wirral, Merseyside CH62 1DL
- 102 248 The Reach, 39 Leeds Street, Liverpool L3 2DD
- 104 2 Dell Street, Liverpool L7 2QA
- 105 24 Galloway Road, Poole, Dorset BH15 4JX
- 106 484 Wolseley Road, Plymouth PL5 1BJ
- 108 57 Longley Hall Rise, Sheffield S5 7EQ
- 109 Flat 22a Walsall Road, Cannock, Staffordshire WS11 0HE
- 110 19 Holdings Road, Sheffield, South Yorkshire S2 2RD
- 111 3 Argyle Road, Sheffield S8 9HG
- 112 Bellasize Farm, Two Waters Foot, Liskeard, Cornwall PL14 6HT
- 114 11 Ringwood Road, Poole, Dorset BH14 0RE
- 115 20 Clarence Road, St. Austell, Cornwall PL25 5NL
- 116 Flat 6, 15 Priory Avenue, Southampton SO17 2NR
- 117 222 Psalters Lane, Rotherham, South Yorkshire S61 1HS
- 118 27 Bosville Road, Crookes, Sheffield S10 5FW
- 121 25 Darden Lough, Newcastle Upon Tyne NE5 2YE
- 122 8 Durning Road, St. Agnes, Cornwall TR5 0UP
- 123 27 Alma Street, Weston-Super-Mare, Avon BS23 1RD
- 124 Coke House, 6 St James St, South Petherton, Somerset TA13 5BS
- 125 41 Manorcombe Bungalows, Honicombe Park, Callington, PL17 8NS
- 127 5 Kingsdown Close, Teignmouth, Devon TQ14 9AX
- 128 Flat 4, 31 Queens Road, Lipson, Plymouth PL4 7PL
- 129 Flat 15, Brooklyn Court, Christchurch Road, Bournemouth BH1 4BD
- 130 76 Holt Road, Liverpool L7 2PR
- 131 7 Alexander Green, Liverpool L36 7XT
- 132 65 Bala Street, Liverpool L4 2QN
- 133 Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ



LOT

1

## 5 Anglesea Road, Liverpool L9 1EA

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- Three bedroomed end of terrace • Double glazing • Central heating

A three bedroomed end of 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 occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

**Situated** Off Rice Lane (the A59) in a popular and well established residential location within walking distance to local amenities and transport links and approximately 4 miles from Liverpool city centre.

Joint Agent



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

**First Floor** Three Bedrooms

**Outside** Rear yard with lean to

**Note** Please note the land to the side of the property is not included in the sale



LOT

2

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

GUIDE PRICE £55,000+\*

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

**EPC Rating** Flat: E



LOT

3

## 35 Wendell Street, Liverpool L8 0RG

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

- A residential investment opportunity producing £5,400 per annum • Double glazing
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating which has been recently refurbished throughout and currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

**Situated** Off Smithdown

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

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

**Ground Floor** Two Bedrooms.

**Outside** Yard to Rear.

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

**EPC Rating** D



LOT

4

## Land to the rear of 65 Kremlin Drive, Liverpool L13 7BX

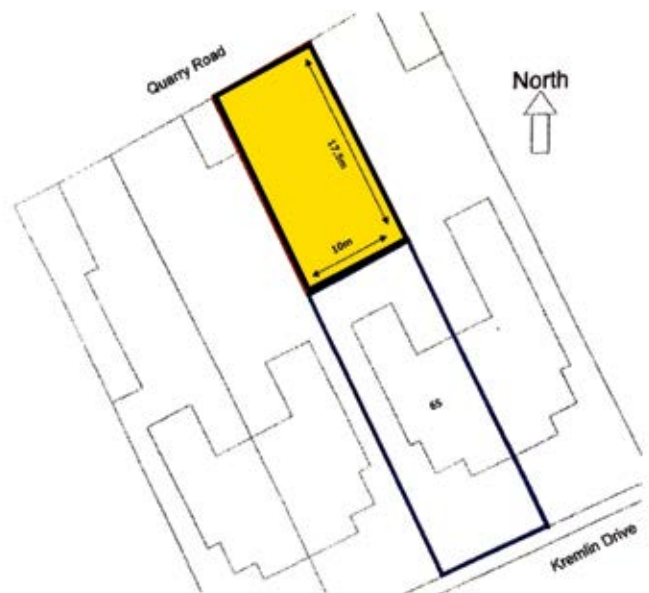
GUIDE PRICE £35,000+\*

DEVELOPMENT OPPORTUNITIES

- Land with previous planning permission to erect a four bed detached house

A cleared site offered with previously approved planning permission to erect a four bedroom detached property with gardens and off road parking. We believe all main services are available, however, potential purchasers should make their own enquiries. Planning Reference No: 17F/0464 (expired in April).

**Situated** To the rear of 65 Kremlin Drive fronting Quarry Road which in turn is off Queens Drive in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.



LOT

5

## 20 Ridley Road, Liverpool L6 6DN

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A three bed mid terrace • Partial double glazing • In need of refurbishment

**OPPORTUNITY** – Potential 6 bed HMO! An extended three bedroomed mid terrace, perfect for conversion. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. If let to 6 individuals at £85pppw, the potential income being in excess of £26,520 per annum. The vendor has plans drawn to convert the house into a six bedroomed, three bathroomed HMO, as per the images attached. We are advised that all work can be completed via permitted development, but purchasers should seek their own advice. CGI images attached show the potential interior achievable after refurbishment.

**Situated** Off Sheil Road 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.

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

**Outside** Yard to Rear.

**Basement** Not Inspected.

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



LOT

6

## 73 Saville Road, Old Swan, Liverpool L13 4DJ

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,824 per annum • Double glazing • Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental income of £5,824 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Broadgreen Road in an established and popular residential location within easy reach of Old Swan amenities, schooling and approximately 3 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** Lounge, Dining Room, Kitchen

**EPC Rating** C

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

**Outside** Yard to the rear.





LOT

7

## Flat 9, Llys Y Capel, Deganwy Avenue, Llandudno, LL30 2YW

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

- Two bedroomed third floor flat • Double glazing • Electric heating • Allocated parking

A two bedroomed third floor apartment within a purpose built block in a central location within Llandudno. The property benefits from double glazing, electric heating and allocated parking. It would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

**Situated** Situated centrally within Llandudno and within walking distance to town centre shops, amenities, transport links and the sea front

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

**Ground Floor** Communal Entrance Hall, Stair Access

**Third Floor Flat** Entrance Hall, Open Plan Lounge/Kitchen/Diner, Two Bedrooms (Master with En Suite Shower Room), Bathroom/WC

**Outside** Allocated Parking Space



LOT

8

## 51 Rydal Street, Liverpool L5 6QP

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

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

A three bedroomed middle terrace house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes. The property could be let to a family with a potential rental income of £6000 per annum. Or alternatively if let to 3 tenants at £85pppw the potential rental income would be in excess of £13,260 per annum.

**Situated** Off Breck Road and Thirlmere Road in a popular location, close to local amenities, walking distance to Liverpool Football Club and approximately 4 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Yard to Rear.



LOT

9

## Flat 2, 13a West View, Mold, Clwyd CH7 1DW

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A two bed first floor flat within an end of terrace
- Double glazing
- Central heating

A two bed roomed first floor flat situated within an end of terrace property benefiting from a separate front entrance, double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with the potential rental income being in excess of £6,000 per annum.

**Situated** Off A5119 in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

**Note** We are advised there are 964 years remaining on the lease. Please note Sutton Kersh have not internally inspected this property.

**Ground Floor** Private Entrance and stairway to first floor.

**EPC Rating** D

**First Floor** Flat Landing, Lounge, Kitchen, two Bedrooms, Bathroom/WC.



LOT

10

## 20 Leopold Road, Brighton-le-sands, Liverpool L22 6QZ

GUIDE PRICE £145,000+\*

VACANT RESIDENTIAL

- Three bedroomed semi-detached house
- Double glazing
- Central heating
- Gardens front and rear
- Driveway

A three bedroomed semi-detached house benefiting from double glazing, central heating, driveway and gardens to the front and rear. The property is in need of refurbishment and modernisation and once upgraded would be suitable for resale, occupation or investment purposes.

**Situated** Off Oxford Road in a popular and well established residential location close by to local amenities, transport links and a short walk to Crosby beach. Liverpool city centre is approximately 6 miles away.

**EPC Rating** D

**Ground Floor** Porch Entrance, Hallway, Lounge, Dining Room, Kitchen

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

**Outside** Gardens Front and Rear, Driveway, Outhouse





LOT  
11

## 21 Delamere Court, St. Marys Street, Crewe CW1 2JB

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

- A two bed flat • Double glazing • Electric heating

The property is a two bed roomed flat within a purpose built block benefiting from double glazing and electric heating. It appears to be in good condition throughout and would be suitable for owner occupiers or investors. The potential income being in circa £500pcm

**Situated** Off Delamere Street within close proximity to local amenities, transport links and Schooling. Crewe city centre is approximately 0.3 miles away.

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

### Lease info

The Property is Leasehold. The lease term is for 999 years from the 24/01/2004 Ground Rent £100 per annum Service charge £1219.99 per annum (£305 collected quarterly)

**EPC Rating** D



LOT  
12

## 219-221 Gisburn Road, Barrowford, Nelson, Lancashire BB9 6JD

GUIDE PRICE **£150,000+\***

DEVELOPMENT OPPORTUNITIES

- Middle terraced property with planning to convert into two x two bed roomed houses

A three bed roomed middle terraced property currently split into two flats in need of an upgrade and refurbishment scheme. The property lies within a heritage area and benefits from full planning permission to convert into two x two bed roomed properties. Planning Reference Number: 19/0865/FUL

**Situated** Off the A682 within walking distance to the main High Street amenities and transport links and within easy reach of the M65 motorway.

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

**First Floor** Landing, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

**Outside** Rear Garden

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



LOT  
13

## 5 Bowley Road, Liverpool L13 6RR

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,876 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £5,876 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Moscow Drive which is in turn off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 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.

**EPC Rating** D

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

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

**Outside** Yard to the rear.



LOT  
14

## 22 Buckingham Road, Tuebrook, Liverpool L13 8AZ

GUIDE PRICE **£75,000+**\*

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. The property would be suitable for a number of uses including occupation, investment or HMO purposes. If the property was let to 5 tenants at a rental income of £75ppw the potential rental income would be in excess of £19,500 per annum.

**Situated** Off West Derby Road in a popular and well established location within close proximity to local shopping amenities, Newsham Park, schooling, transport links and approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hallway, three Reception Rooms, Kitchen.

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

**Outside** Rear Yard.





LOT  
15

## 4 Withnell Road, Liverpool L13 4DB

GUIDE PRICE £75,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,356 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £5,356 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off 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.

**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** Hall, Living Room, Kitchen

**EPC Rating** G

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

**Outside** Yard to the rear



LOT  
16

## 9 Pendlebury Street, Clock Face, St. Helens, Merseyside WA9 4RF

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

- A residential investment opportunity currently let producing £6,300 per annum
- Double glazing
- Central heating
- Gardens front and rear

A three bed end town house property currently let by way of an Assured Shorthold Tenancy producing £6300 per annum. The property benefits from double glazing, central heating and gardens to the front and rear and off road parking.

**Situated** Off Gartons Lane in a popular and well established residential location within close proximity to local amenities, schooling and local transport links.

**Ground Floor** Hall, Lounge, Kitchen, Conservatory

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

**Outside** Gardens front, side and rear



LOT  
17

## Apt 4, 1 Beach Lawn, Liverpool L22 8QA

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

- Two bedroomed apartment with a Grade II listed building
- Communal parking
- Double glazing
- Central heating

A ground floor two bedroomed apartment within a Grade II listed three storey building which is accessed via its own separate entrance to the side of the building. The property is of a good size and has recently been refurbished throughout and benefits from a separate side entrance, a modern fitted kitchen with integrated appliances, central heating, store room and off street allocated parking.

**Situated** On the corner of Beach Lawn and Blucher Street in a popular and much sought after location close to local amenities and transport links. The property overlooks Beach Lawn Gardens, Crosby Beach and Marina, the Mersey Estuary, as well as Antony Gormley's "Another Place" and the Welsh hills. Liverpool city centre is approximately 5 miles away.

**Ground Floor** Hall, Storeroom, Open plan Lounge/Kitchen/Breakfast room, two Bedrooms, Bathroom/WC.

**Outside** Allocated Parking.



LOT  
18

## 1307 Daniel House, Trinity Road, Bootle L20 3RG

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Studio penthouse apartment
- Double glazing
- Electric heating
- Lift
- Secure intercom system
- 24 hour concierge

A studio penthouse apartment in a purpose built block benefiting from double glazing, electric heating, lift, secure fobbed communal entrance, secure intercom system, and 24 hour concierge. Gym facilities and rooftop bar/restaurant are currently also underway. The property is in good condition throughout and would be suitable for investment purposes with a potential income in excess of £5700 per annum.

**Situated** Fronting Trinity Road at its junction with Stanley Road close to local amenities, schooling, Hugh Baird College and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

**Top Floor** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.





LOT  
19

## 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.

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

**Outside** Yard, WC

**EPC Rating** Shop: C. Flat: F

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



LOT  
20

## 17 Attlee Road, Liverpool L36 6BG

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- A three bedroomed semi-detached • Double glazing • Central heating • Gardens • Driveway

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

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

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

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

**Outside** Front and Rear Gardens, Brick outhouse, Driveway.





LOT  
21

## 23 Ripon Street, Liverpool L4 5UG

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- A two/three bed terrace • Double glazing, central heating

A two/three bedroomed mid terrace house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6000 per annum.

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

**Ground Floor** Lounge, Kitchen.

**First Floor** Bedroom, Bathroom/WC.

**Second Floor** Two Further rooms

**Outside** Yard to Rear.



LOT  
22

## 1308 Daniel House, Trinity Road, Bootle L20 3RG

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Studio penthouse apartment • Double glazing
- Electric heating • Lift • Secure intercom system • 24 hour concierge

A studio penthouse apartment in a purpose built block benefiting from double glazing, electric heating, lift, secure fobbed communal entrance, secure intercom system, and 24 hour concierge. Gym facilities and rooftop bar/restaurant are currently also underway. The property is in good condition throughout and would be suitable for investment purposes with a potential income in excess of £5700 per annum.

**Situated** Fronting Trinity Road at its junction with Stanley Road close to local amenities, schooling, Hugh Baird College and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

**Top Floor** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.





- Detached property which has the benefit of planning permission to provide 12 luxury apartments in total within a secure gated development

Tudor Court is a detached property which has the benefit of planning permission to provide 12 luxury apartments in total within a secure gated development. We are offering the opportunity to acquire 8 of the 12 apartments plus the Freehold Interest and the Management Company. Four of them are at present unfinished however all structural and steel work has been completed and to building regulations standards. Four have been finished to a high standard and ready for immediate let. Four have been sold off separately by way of a long leasehold (flats 4, 7, 8 and 9) and potentially could be purchased separately! The unfinished Flats numbers 1, 2 and 3 are on the ground floor and will provide three x two bed apartments and Flat 10 is on the first floor which will provide a 3/4 bed apartment with an ensuite and is ready for internal fit out being back to bare brick. Architects drawings and plans are available for inspection and the conversion has been approved. Flats 5, 6, 11 and 12 been finished to a high standard and is also available for sale and inspection. Application No: 09F/0044

**Situated** Fronting Prescot Road at its junction with Elm Vale in a popular residential location within close proximity to local shopping amenities, Edge Lane

Retail Park and approximately 2.5 miles from Liverpool city centre.

**Lower Ground Floor** Flat 12

		Tenancy	Accommodation
Ground Floor	Not finished	—	Potential 2 Bed
Flat 1			
Ground Floor	Not finished.	—	Potential 2 Bed
Flat 2	Private rear garden		
Ground Floor	Not finished.	—	Potential 2 Bed
Flat 3	Private rear garden		
Lower Ground Floor	1 Bed Apartment	Let	Open Plan Lounge/ Kitchen, Bathroom/WC, Bedroom
Flat 12		£500pcm	
First Floor	Finished	Vacant	Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/WC
Flat 5			
First Floor	Not Finished	—	Potential 3 Bedroom
Flat 10			
First Floor	Finished	Vacant	Open Plan Lounge/ Kitchen, 3 Bedrooms, Bathroom with walk in Shower First Floor
Flat 11			
Second Floor	Finished	Let	Hallway, Lounge, Kitchen, Bathroom/WC, Bedroom 1, Bedroom 2 with French doors and roof terrace
Flat 6		£600pcm	

**Ground Floor** Flats, 1, 2, 3.

**Second Floor** Flats 6, 7 and 8

**First Floor** Flats 4, 5, 9, 10 and 11

**Outside** Secure electric gated parking with fob access to the front.



LOT  
24

## 2 Summer Seat, Liverpool L3 6HB

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

- A three bed end of terrace • Double glazing
- Central heating

A three bedroomed end terraced property benefiting from double glazing and central heating. Following 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.

**Situated** Off Titchfield Street and within walking distance to Vauxhall Road amenities (which is currently undergoing some major developments/ redevelopments), schooling and approximately 0.5 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Kitchen/Dining room, Bathroom/WC, Storage room.

**First Floor** Three Bedrooms.

**Outside** Rear yard with outbuilding.



LOT  
25

## 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.

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

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

**Outside** Yard to the rear.

**EPC Rating** E



LOT  
26

## 52 Stevenson Street, Liverpool L15 4HB

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

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

A three bedroomed 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

**EPC Rating** E



LOT  
27

## 42-44 Rice Lane, Liverpool L9 1DD

GUIDE PRICE **£70,000+\***

VACANT COMMERCIAL

- A substantial corner property in need of a full upgrade and refurbishment scheme

A substantial corner property providing a pair of ground floor retail units together with three × one-bedroomed self-contained flats above accessed via separate entrances. The property is in a derelict state of repair, there are no fixtures or fittings and is in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes. Also included in the sale is an Advertising Hoarding with Primesight producing an income of £500 per annum.

**Situated** Fronting Rice Lane on the corner of Denbigh Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.

### 42 Rice Lane

**Shop** Main Sales Area, two Rear Rooms, WC  
**Flat** Bedroom, Lounge, Kitchen, Shower Room/WC

### 44 Rice Lane

**Shop** Main Sales Area, Rear Room, WC  
**Flat** Bedroom, Lounge, Kitchen, Shower Room/WC  
**Flat** Bedroom, Lounge, Kitchen, Shower Room/WC

**Outside** Shared Yard.

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





LOT  
28

18 Harrowby Road, Liverpool L21 1DR

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

- An extended four bed mid terrace • Double glazing • Central heating

An extended four bedroomed mid terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £8,700 per annum. There is also potential to convert into a HMO subject to obtaining the necessary consents. If let to 5 individuals at £80pppw the potential income would be approximately £20,800.00 per annum.

**SITUATION** Between Gladstone road and Rawson road in a popular and well-established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

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

**Outside** Rear Garden.

SOLD PRIOR



LOT  
29

94 Finch Lane, Knotty Ash, Liverpool L14 9QB

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- A three bed end town house • Double glazing • Central heating • Gardens

A three bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following a full scheme of refurbishment works the property would be suitable for occupation, investment or re sale purposes. There is potential to extend the property and also create off road parking subject to gaining any necessary consents.

**SITUATED** Fronting Finch Lane in a popular and well established residential location, close to local amenities Schooling and approximately 7 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Front and rear gardens.





LOT  
30

## Land adjacent to 13 Rothay Street, Leigh, Lancashire WN7 2DS

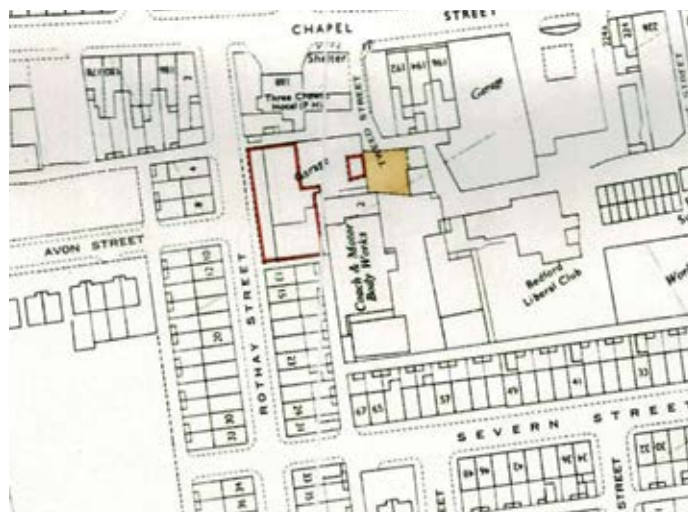
GUIDE PRICE £75,000+\*

DEVELOPMENT OPPORTUNITIES

- Two parcels of land which form an L-shape measuring approximately 30 × 25m

The site comprises two parcels of land which form an L shape approximately 30m × 25m in size. The bulk of which is freehold (please refer to colour plan) Planning permission was granted previously for the erection of 13 apartments, under the reference A/05/64221 which has now lapsed We have been advised that all main services are available however potential purchasers should make their own further enquiries.

**Situated** Close to the junction with Chapel Street in an area of mixed residential and commercial premises. In a popular and well established location close to local amenities and less than 1 mile from Leigh town centre.



LOT  
31

## 20 Quernmore Road, Kirkby, Liverpool L33 6UU

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

- A modern three bed semi-detached • Fire damaged • In need of full refurbishment

A modern three bedroomed semi-detached house. The property has suffered severe fire damage and is in need of a full upgrade and refurbishment scheme.

**Situated** Off Brook Hey Drive which in turn is off Roughwood Drive in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

**Note** Please note there are no fixtures or fittings in the property.

**Joint Agent**



**Ground Floor** Hall, WC, Lounge, Kitchen, Conservatory.

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

**Outside** Front and rear gardens, driveway and garage.

LOT  
32

104 Norton Street, Bootle, Merseyside L20 4PJ

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- Two bed terrace • Double glazing • Central heating • In need of work

A two bed roomed mid terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £5400 per annum.

**Situated** Off Knowsley Road 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, Dining Room, Kitchen

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

**Outside** Yard to the rear



LOT  
33

20 Curzon Road, Liverpool L22 0NL

GUIDE PRICE £105,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,500 per annum • Double glazing • Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £6,500 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Handfield Road which is in turn off Crosby Road North (the A565) in a popular and well established residential location within close proximity to local amenities, Waterloo and Crosby amenities, and transport links approximately 1.5 miles from Crosby town centre and 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.

**EPC Rating** F

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

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

**Outside** Yard to the rear.





LOT  
34

## 4 Hemans Street, Bootle, Merseyside L20 4JS

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Three bed end terrace • Double glazing
- Central heating • In need of work

A three bedroomed end of terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6000 per annum.

**Situated** Off Bibby's Lane and Rimrose Road 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, Through Lounge/Dining Room, Kitchen

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

**Outside** Yard to the rear



LOT  
35

## 43 Hampstead Road, Liverpool L6 8NQ

GUIDE PRICE **£185,000+**\*

VACANT RESIDENTIAL

- Seven bed HMO investment potential income £37,000 p/a double glazing, central heating, gardens

A substantial seven bedroomed three storey plus basement semi-detached HMO investment opportunity benefiting from double glazing, central heating, front and side gardens, three en-suite bathrooms, a garage with electric roller shutter and off road parking. The property is in good condition throughout and would be suitable for investment purposes. The property has recently been fully let and the potential rental income is approximately £37,000 per annum.

**Situated** On the corner of Hampstead Road and Balmoral Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, Schooling and approximately 3 miles from Liverpool city centre.

**Basement** Room 1 with ensuite shower/WC, Room 2 with ensuite shower/WC

**Ground Floor** Entrance Hallway, Communal Lounge/Kitchen, Letting Room No 3

**First Floor** Bathroom/WC, Small Office, Room 5, Room 4 with ensuite shower/WC

**Second Floor** Bathroom/WC, Room 6, Room 7 with 2 rooms off

**Outside** Front and Rear Gardens, Garage, Off Road Parking





LOT  
**36**

## 25 Windsor Road, Bootle, Merseyside L20 0AJ

GUIDE PRICE **£100,000+\***

VACANT RESIDENTIAL

- A three bed detached • Double glazing
- Central heating • Conservatory • Gardens
- Driveway

A three bedroomed detached property benefiting from double glazing, central heating, conservatory, front and rear gardens and driveway. The property is in good order and would be suitable for occupation or investment purposes. The potential rental income is approximately £7800 per annum.

**Situated** In a cul de sac off Keenan Drive close to local amenities and transport links approximately 4.5 miles from Liverpool city centre.

**Ground Floor** Porch entrance, Hall, Lounge, Kitchen/dining room, Conservatory, Utility room, WC

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

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



LOT  
**37**

## 8 Botanic Place, Liverpool L7 0ER

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

- A two bed mid terrace • Double glazing
- Central heating • Good condition

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

**Situated** Off Edge Lane the main arterial route into the city centre in a popular and well-established residential location within walking distance to Liverpool Shopping park and within close proximity to local schooling and transport links. Approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
38

## 32 Graylands Road, Wirral, Merseyside CH62 4SB

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,240 per annum • Double glazing • Central heating
- Gardens front and rear

A three bedrooomed semi-detached house benefiting from double glazing and central heating, and gardens front and rear. The property is let by way of a Regulated Tenancy producing a rental of £6,240 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Lewisham Road which is in turn off Bolton Road East in a well-established location within easy reach of local amenities and transport links. Approximately 3 miles from Birkenhead town 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.

**EPC Rating** D

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

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

**Outside** Gardens to the front and rear



LOT  
39

## 32 Byron Street, Bootle, Merseyside L20 4RH

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

- Residential investment currently let producing £5,400 per annum • Double glazing • Central heating

A two bedrooomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.

**Situated** Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities.

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

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

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

**Outside** Rear Yard.

**EPC Rating** D







- A three storey terrace property providing 17 hotel rooms
- Freehold
- Includes fixtures and fittings

A fantastic opportunity to acquire the 'The Penny Lane Hotel'. The property comprises a three storey terrace property providing 17 hotel rooms complete with en-suites, a breakfast area and reception to the ground floor and a disabled lift to the first floor. The property is Freehold and will be offered fully furnished to include all fixtures and fittings. There is potential for change of use to provide an HMO Investment opportunity or student accommodation, subject to any planning consents. If consent is given and the property was fully let the potential rental income is approximately £110,000 per annum. The property was converted 8 years ago and is fitted out to a very good standard. Planning Ref No: 12F/2438

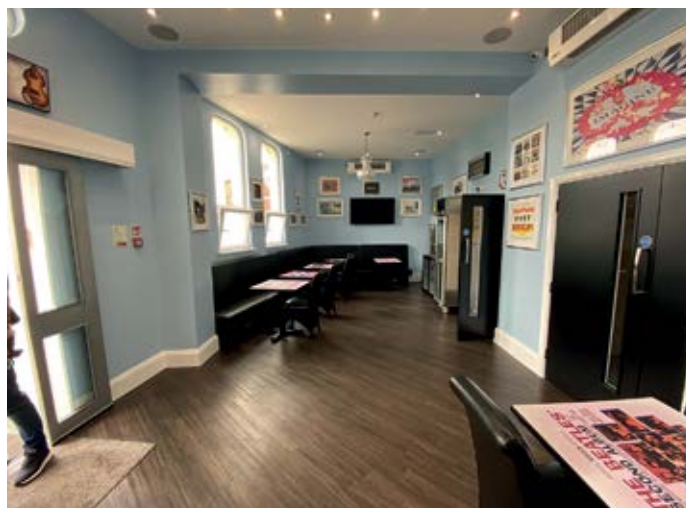
**Situated** On the corner of Smithdown Road and Church Road in a very popular location in South Liverpool with easy access to local amenities and Allerton Road bars and restaurants, approximately 4 miles from Liverpool city centre.

**Basement** Kitchen, two Store Rooms.

**Ground Floor** Entrance into Breakfast Area and Reception (34 covers) and disabled list to ground floor only. Disabled WCs, Communal WCs, Store and Boiler Room.

**Ground Floor** Three Rooms with En-Suites.

**First Floor** Eight Rooms with En-Suites.



**Second Floor** Six Rooms with En-Suites.



**Outside** Yard to the rear.





LOT  
41

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

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

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

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 5 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** One Further Bedroom and loft storage



LOT  
42

## 20 Langton Road, Wavertree, Liverpool L15 2HT

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- A four/five bed HMO mid terraced
- Double glazing
- Central heating

A four/five bedroom HMO middle terraced house benefiting from double glazing and central heating. The property is in good order and would be suitable for immediate investment purposes. When fully let the potential rental income would be approximately £19,000 per annum.

**Situated** Off Smithdown Road in a popular residential location within walking distance to local amenities, schooling, bars and restaurants and approximately 2 miles from Liverpool city centre.

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

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

**Attic** One Letting Room with en-suite.

**Outside** Yard to the rear.





LOT  
43

## 12 Primrose Court, Liverpool L36 8DH

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

- A vacant three bedroomed semi-detached property
- Double glazing
- Central heating (boiler removed)
- Driveway and gardens

A vacant three bedroomed semi-detached property benefiting from double glazing, central heating (boiler removed), driveway and gardens. Following repair and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.

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

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

**First Floor** Landing, three Bedrooms, Bathroom/WC, Store.

**Outside** Front Driveway, Rear Garden.

**Note** There are some broken glass panes which need replacing and some bathroom and kitchen fittings need replacing/renewing.

**Note** We have not inspected the property. All details supplied by the vendor.



LOT  
44

## 24 Graylands Road, Wirral, Merseyside CH62 4SB

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £8,320 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Assured Periodic Tenancy producing a rental of £8,320 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Lewisham Road which is in turn off Bolton Road East in a well-established location within easy reach of local amenities and transport links. Approximately 3 miles from Birkenhead town centre.

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

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

**Outside** Gardens to the front and rear

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

**EPC Rating** TBC





LOT  
45

## 29 Needham Road, Liverpool L7 0EE

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

- Two/three bedroomed middle terraced • Good order • Double glazing • Central heating

A two/three bedroomed middle terraced property benefiting from double glazing and central heating. The property is ready for immediate occupation and if let to 3 individual tenants at £85 pppw the potential rental income would be approximately £13,260 per annum.

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

**Ground Floor** Hall, Letting Room, Communal Lounge/Dining Area, Kitchen

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

**Outside** Yard to the rear.



LOT  
46

## 91 Gray Street, Bootle, Merseyside L20 4RY

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Three bed end terrace • Double glazing
- Central heating • In need of work

A three bedroomed end of terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6000 per annum.

**Situated** off Knowsley Road 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, Through Lounge/Dining Room, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms

**Outside** Yard to the rear



LOT  
47

## 30 car parking spaces, Portside House, 29 Duke St, Liverpool L1 5AQ

GUIDE PRICE **£190,000+**\*

COMMERCIAL INVESTMENT

- Commercial investment producing £31,669.20 per annum

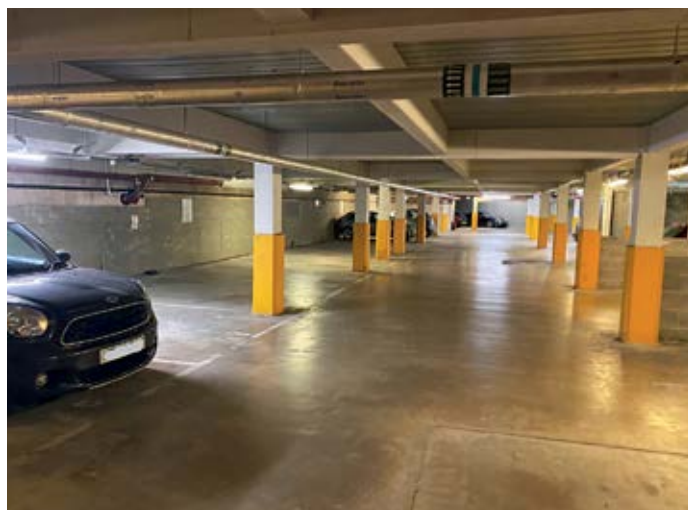
30 car parking spaces at Portside House comprising 14 single units and 8 tandem units (16) currently let producing a total rental income of £31,669.20 per annum.

**Situated** Fronting Duke Street in a central location within walking distance to Liverpool city centre amenities and transport links.

**Joint Agent**  
Almond Property

*Almond Property  
by  
Sue Taylor*

**Note** Please note this sale is subject to VAT in addition to the purchase price.



LOT  
48

## 46 Alderson Road, Liverpool L15 2HL

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- A three bed end town house • Double glazing
- Central heating • Gardens

A three bedroomed end town house benefiting from double glazing, central heating, gardens and driveway. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum

**Situated** Off Smithdown Road and Lawrence road in a popular and well established residential location within close proximity to local amenities, Schooling and approximately 4 miles from Liverpool city centre.

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

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

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





LOT  
49

## 110 Benedict Street, Bootle, Merseyside L20 2EW

GUIDE PRICE **£50,000+\***

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 would be suitable for investment purposes. If let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum.

**Situated** Benedict Street is located between Hawthorne Road and Stanley Road (A567) in Bootle, to the north of Liverpool city centre and within easy reach of local amenities and schooling. Transport options include local bus routes, Kirkdale or Bank Hall Rail Stations.

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

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

**Outside** Yard to the rear



LOT  
50

## 30 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

- Semi-detached property converted to provide two self-contained flats (one × two and one × four bed) • Double glazing • Central heating
- Gardens and driveway

A three storey semi-detached property converted to provide two self-contained flats (one × two and one × four bed) benefiting from double glazing, central heating, gardens and a driveway. The property is suitable for investment purposes with a potential income of approximately £13,200 per annum or alternatively conversion to provide an 8 bedroomed HMO Investment Opportunity, subject to any necessary consents. If the property was let to 8 tenants at £85pppw the potential rental income would be approximately £35,360 per annum.

**Situated** Off West Derby Road in the Tuebrook Area, within walking distance to local amenities, Newsham Park, schooling, Liverpool Football Club and 3.5 miles from Liverpool city centre.

**Ground Floor** Main entrance hallway

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

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

**Second Floor** Three Bedrooms

**Outside** Front and Rear Gardens, Driveway





LOT  
51

22 Parker Avenue, Seaforth, Liverpool L21 1EL

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,720 per annum • Double glazing
- Central heating • Gardens front and rear

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental income of £5,720 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Crosby Road South in a popular and well established residential location within easy reach of Waterloo 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** Hall, Living Room, Dining Room, Kitchen

**EPC Rating** D

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

**Outside** Gardens to the front and rear



LOT  
52

26 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

- 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 Outley Street which in turn is off Shell Road (B5188) close to local amenities, Shopping, Universities and approximately 1 mile from Liverpool city centre.

**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, one Letting room.

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

**Outside** Yard to the rear.



LOT  
53

30/30a Lawrence Road, Liverpool L15 0EG

GUIDE PRICE **£135,000+\***

COMMERCIAL INVESTMENT

- Part let investment – commercial unit with a five bed flat above
- Double glazing
- Central heating

A three-storey mixed use investment opportunity comprising a ground floor retail unit together with a five bed roomed flat to the first and second floors, accessed via a separate front entrance. The ground floor is currently let by way of a 20 year lease at a rental of £4200 per annum, with a rent review every 4 years, the first one being 1st February 2022. The flat is currently vacant and once modernised would be suitable for investment purposes. If let to 5 tenants at £85pppw the potential rental income is approximately £22,100. There is also potential to convert the loft space to provide two further bedrooms, subject to obtaining the necessary consents. The property benefits from double glazing and central heating.

**Situated** Fronting Lawrence Road in an established location approximately 3 miles from Liverpool city centre and within easy access to local amenities, schooling and transport links.

**First Floor** Flat Lounge, Kitchen, Bathroom, Bedroom.

**Second Floor** Three Bedrooms.

**Outside** Yard to the rear.

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



LOT  
54

7 Willaston Road, Liverpool L4 6UP

GUIDE PRICE **£65,000+\***

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 would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

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

**Joint Agent**



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

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

**Outside** Yard to the rear.

**EPC Rating** D





LOT  
55

## 48 Nelville Road, Liverpool L9 9BP

GUIDE PRICE £60,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,616 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £5,616 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Longmoor Lane in a popular and well established residential location close to local amenities, schooling 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** Hall, Living Room, Dining Room, Kitchen

**EPC Rating** D

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

**Outside** Yard to the rear



LOT  
56

## 28 Poulton Road, Wallasey, Merseyside CH44 9DQ

GUIDE PRICE £80,000+\*

VACANT COMMERCIAL

- A three storey mid terrace
- Double glazing, central heating
- Suitable for residential conversion subject to necessary consents

A three-storey mid terrace property which has until recently traded as a children's day nursery. The property benefits from double glazing and central heating and would be suitable for a variety of uses to include residential conversion to provide an eight bed HMO investment opportunity or self-contained flats, subject to obtaining the necessary consents. If let to 8 tenants at £80pppw the potential rental income would be in excess of £33,280 per annum.

**Situated** Fronting 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** Yard to Rear.

**Note** The vendor has provided architect plans showing a conversion into a eight bed HMO all with en-suite rooms.

**Ground Floor** Main Playroom.

**First Floor** Two rooms, Kitchen, WCs.

**Second Floor** Two rooms, Kitchen, WC.





LOT  
57

## 40 Anfield Road, Liverpool L4 0TD

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

- A residential investment currently let producing £5,796 per annum • Double glazing
- Central heating

A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5796.00 per annum. The property benefits from double glazing, central heating and we are advised the loft has been insulated.

**Situated** Fronting Anfield Road in a popular and well established residential location within walking distance to Liverpool city centre and within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hallway, Front Living Room, Rear Dining Room, Kitchen

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

**Outside** Yard to the rear



LOT  
58

## 44 Brelade Road, Liverpool L13 6RB

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

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

A three bedroomed mid terrace benefiting from double glazing. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £7,800.00 per annum.

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

**Joint Agent**



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

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

**Outside** Yard to Rear.



LOT  
59

11 Chudleigh Road, Liverpool L13 3AZ

GUIDE PRICE £90,000+\*

VACANT RESIDENTIAL

- Three bed mid terrace • Double glazing
- Central heating

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished and is suitable for occupation or investment purposes. The potential rental income is approximately £7800.00 per annum.

**Situated** Off Prescott Road in a popular and well established residential area Within close proximity to local shopping amenities, transport links and schooling.

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

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

**Outside** Yard to Rear



LOT  
60

16 Winslow Street, Liverpool L4 4DJ

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

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

A three bedroom middle terraced house benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income of approximate £6000 per annum.

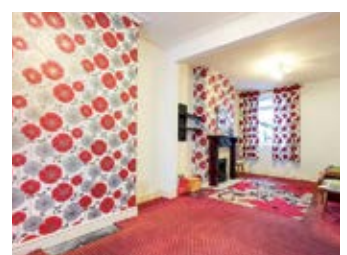
**Situated** Off Goodison Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** D





LOT  
61

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

GUIDE PRICE **£85,000+\***

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.

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

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

**SOLD PRIOR**



LOT  
62

## 35 Sandway Crescent, Liverpool L11 2SN

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £7,280 per annum • Double glazing • Central heating • Gardens

A three bedroomed mid-town house benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £7,280.00 per annum.

**Situated** Off Carr Lane in a popular and well established residential location approximately 6 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Front and rear gardens.





LOT  
63

152 Walton Village, Liverpool L4 6TN

GUIDE PRICE £75,000+\*

RESIDENTIAL INVESTMENT

- Two × two bedroomed self-contained flats producing approx. £10,200 per annum

A freehold middle terraced property converted to provide two × two bedroomed self-contained flats benefiting from double glazing and central heating on separate metres and smoke alarm systems. The property is fully let producing a rental income of £10,200 per annum.

**Situated** Off Walton Hall Avenue in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

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

**First Floor** Flat 2 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.



LOT  
64

31 Challis Street, Birkenhead, Merseyside CH41 7DH

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

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

A newly refurbished 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.



LOT  
**65**

## Land adjacent to 90 Penmann Crescent, Liverpool L26 0UG

GUIDE PRICE **£60,000+\***

DEVELOPMENT OPPORTUNITIES

- A vacant parcel of land with full planning permission

A vacant parcel of land situated to the rear of 117 Hollies Road and adjacent to 90 Penmann Crescent in a popular and well-established residential location close to local amenities, Schooling and transport links. The site has previously had planning permission to erect a 2 bedroomed bungalow planning reference number 15/00743/FUL. We believe all main services are available, purchasers to make their own further enquiries.



LOT  
**66**

## 66/66a Derby Lane, Old Swan, Liverpool L13 3DN

GUIDE PRICE **£70,000+\***

VACANT COMMERCIAL

- Vacant retail unit with two/three bedroomed flat above • Double glazing • Central heating

A mixed use premises comprising a vacant retail unit to the ground floor which until recently traded as a hairdressers together with a self-contained two/three bedroomed flat to ground and first floor level with its own front entrance. The property benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, subject to any consents. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £11,000 per annum.

**Situated** Fronting Derby Lane just off Queens Drive (A5058) within the Old Swan District of Liverpool and within easy access to local amenities, approximately 3 miles from Liverpool city centre.

**Outside** Rear Yard, WC

**Ground Floor** Retail Unit Main Sales Area, Kitchen, WC  
**Flat** Hall, Kitchen, Dining Room.

**First Floor** Flat Landing, Living Room, three Bedrooms, Bathroom/WC



LOT  
**67**

## 308 Anfield Road, Liverpool L4 0TL

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

- Three bedroomed plus attic room middle terraced property in need of a full upgrade and scheme of refurbishment works

A three bedroomed plus attic room middle terraced property in need of a full upgrade and scheme of refurbishment works to include roof repairs to the rear outrigger. The property would be suitable for conversion to provide a 6 bed HMO investment opportunity subject to any consents and planning has been granted to extend the ground floor, first floor and put a dormer in the attic. Planning Reference Number: 19H/1171

**Situated** Fronting Anfield Road in a popular and well established residential location a stones throw from Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

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

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

**Loft** Attic Room

**Outside** Yard to the rear



LOT  
**68**

## 84 August Road, Liverpool L6 4DF

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

- A residential investment currently let producing £4,560 per annum
- Double glazing
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of a rolling contract producing a rental income of £4,560 per annum.

**Situated** Off Lower Breck Road in a popular and well established residential location close to local amenities and transport links and approximately 3 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Hall, two Reception rooms, Kitchen, Bathroom/WC.

**First Floor** Two Bedrooms (one with en-suite)

**Outside** Yard to rear.





LOT  
69

## 63 Rudyard Road, Liverpool L14 5NN

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,136 per annum
- Double glazing
- Central heating
- Gardens front and rear
- Driveway

A three bed roomed semi-detached benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental of £6,136 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling 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** Hall, Living Room, Kitchen

**EPC Rating** E

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

**Outside** Gardens front and rear, Driveway



LOT  
70

## 12 Vanbrugh Crescent, Liverpool L4 7TZ

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

- A three bed semi-detached
- Double glazing
- Central heating
- Front and rear gardens

A three bedroom semi-detached house benefiting from double glazing, central heating and front and rear gardens. Following an upgrade and refurbishment scheme the property would be possible for potential occupation, re-sale or investment purposes with a potential rental income of approximately £7,200 per annum.

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

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

**First Floor** Three Bedrooms, Shower Room, Separate WC.

**Outside** Front and Rear Gardens.



LOT  
71

## 85 Park Road East, Birkenhead, Merseyside CH41 4BD

GUIDE PRICE **£100,000–£120,000\***

RESIDENTIAL INVESTMENT

- A residential investment property producing £9,000.00 per annum • Double glazing • Central heating

A substantial four bedroomed end terraced house benefiting from double glazing, central heating, a driveway and a rear garden. The property is currently let by way of an assured shorthold tenancy agreement producing £9,000.00 per annum.

**Situated** Off Claughton Road in a popular location within walking distance to Birkenhead town centre amenities and approximately 2 miles from Queensway Tunnel.

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

**Ground Floor** Hall, three Reception Rooms, Kitchen/Breakfast Room, WC.

**First Floor** Four Bedrooms, Bathroom/WC. The master bedroom has an en-suite.

**Outside** Driveway, Garden to the rear.



LOT  
72

## 3 Alexandra Road, Prenton, Merseyside CH43 4XX

GUIDE PRICE **£110,000+\***

RESIDENTIAL INVESTMENT

- A residential investment property producing £10,200.00 per annum • When fully let potential income in excess of £20,000pa • Double glazing • Central heating

A three storey plus basement semi-detached property converted to provide four self-contained flats (two × one bed & two × two bed) benefiting from double glazing and central heating. Two of the flats are currently let by way of Assured Shorthold Tenancies at £10,200 per annum. The potential rental income when fully let would be approximately £20,400 per annum.

**Situated** Off Grange Road West in a popular residential location close to local amenities, schooling, 2 miles from Queensway Tunnel and approximately 1 mile from Birkenhead town centre.

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

**Flat 4** Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Basement** Not inspected.

**Second Floor** Flat 5 not inspected. Hall, Open plan lounge/Kitchen, two Bedrooms, Bathroom/WC

**Ground Floor** Main Entrance, Hallway.

**Flat 2** not inspected. Hall, Open plan lounge/Kitchen, two Bedrooms, Bathroom/WC

**Outside** Front and rear gardens.





LOT  
73

## 16 Brattan Road, Birkenhead, Merseyside CH41 2US

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

- Substantial semi-detached house plus annex accommodation
- Double glazing
- Central heating
- Potential income circa £30,000 per annum

A substantial semi-detached house plus annex accommodation benefiting from double glazing and central heating. The property is in need of modernisation following which it would be suitable for occupation, re-sale or investment purposes. There is potential to convert the property into two flats subject to any necessary planning consents or alternatively could be let to 5 individuals at £95ppw with a potential income in excess of £24,700 The Annex is currently let by way of an Assured Shorthold Tenancy producing £4,500.00 per annum.

**Situated** Off Woodchurch Road in a popular location close to local amenities, schooling, 2 miles from the Queensway Tunnel and approximately 1 mile from Birkenhead town centre.

**Ground Floor** Hall, 3 Reception Rooms, Kitchen.

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

**Attic** One Room.

**Outside** Rear Yard, Annex.

**Annex**  
(Not inspected) Assumed accommodation: Hall, Lounge/Kitchen, Bedroom, Bathroom/WC.



LOT  
74

## Land at 81 Kensington, Liverpool L7 8UY

GUIDE PRICE **£45,000+\***

DEVELOPMENT OPPORTUNITIES

- A cleared site of approximately 90m<sup>2</sup> offered with the benefit of a pre-planning application

A cleared site of approximately 90m<sup>2</sup> offered with the benefit of a pre-planning application to redevelop to provide a block of three x three bedroomed self-contained apartments. We assume all services are available, however potential purchasers should make their own enquiries.

**Situated** Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

**Note** Google images shows an advertising hoarding right next door to the site, however this is no longer there.





LOT  
75

184 Dalton Road, Barrow-in-Furness, Cumbria LA14 1PR

GUIDE PRICE £75,000+\*

COMMERCIAL INVESTMENT

- A commercial investment producing £12,740.00 per annum

A three storey mixed use property comprising a ground floor retail unit and a three bedroomed flat to the first and second floors. The ground floor is let subject to an FRI lease effective from 01.05.20 for a period of 10 years at £7,800.00 per annum. The Flat is let subject to an AST of £4,940.00 per annum.

**Situated** Off Buccleuch Street in a popular location surrounded by local amenities including TUI, M&S and Debenhams, bars and restaurants in the centre of Barrow-In-Furness Town.

**Ground Floor** Shop Main Sales Area, Rear Store Room.

**First Floor** Flat Lounge, Kitchen/Diner, Bathroom, Separate WC.

**Second Floor** Three Bedrooms.



LOT  
76

13 Coningsby Road, Liverpool L4 0RS

GUIDE PRICE £115,000–£125,000\*

VACANT RESIDENTIAL

- A three/four bed mid terrace • Double glazing
- Central heating • Good order throughout

A three/four bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and has been converted to provide four letting rooms, is in good condition throughout and would be suitable for immediate occupation or investment purposes. If let to four individuals at £85pppw the potential income being in excess of £17,600 per annum or alternatively the property could be let on an Airbnb basis.

**Situated** Off Anfield Road in a popular and well established residential location close to local amenities, Transport Links, Universities, Liverpool and Everton Football Club and approximately 2.5 miles from Liverpool city centre.

**Outside** Rear yard.

**Note** There is potential to convert the loft to provide additional letting rooms subject to gaining any necessary consents.

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

**First Floor** Three Bedrooms (one with ensuite shower room/WC), Bathroom/WC



LOT  
77

## 181a Rice Lane, Liverpool L9 1AF

GUIDE PRICE **£75,000+**\*

VACANT COMMERCIAL

- A three storey mixed use property
- Double glazing
- Electric roller shutters
- Electric heating

A three-storey mid terrace comprising a ground floor retail unit together with a two bedroomed flat above accessed via a separate rear entrance. The ground floor would be suitable for a number of uses, subject to consents and benefits from electric rollers shutters, electric heating and double glazing. The property would be suitable for immediate investment purposes. When fully let the potential rental income being in excess of £10,000 per annum.

**Situated** Fronting Rice Lane in a popular location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Outside** Yard to rear and access to flat.

Joint Agent  
**atlas**  
Real Estate Management

**Ground Floor** Shop Main Sales area, Rear room, Kitchen, WC.

**First Floor** Hallway, Open plan Lounge/Kitchen, Bathroom/WC

**Second Floor** Two Bedrooms.



LOT  
78

## 2a Scott Street, Bootle, Merseyside L20 4PF

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- A three bed end of terrace
- Central heating
- In need of upgrade

A three bedroomed end of terrace property benefiting from central heating. Following upgrade and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,700 per annum. There is potential to extend to the rear of the property and also make the loft room into a useable bedroom space subject to gaining any necessary consents.

**Situated** Between Knowsley Road and Peel Road in a popular residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

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

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

**Second Floor** Loft room.

**Outside** Yard to rear.





LOT  
79

60 North Road, St. Helens, Merseyside WA10 2TR

GUIDE PRICE **£175,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment property producing approx. £30,000.00 per annum
- Large end of terrace property
- Seven bed HMO
- Five rooms with en-suites

An end terraced property converted to provide a seven bedroom HMO. The property benefits from double glazing and central heating. Five of the rooms benefit from en suite shower rooms/WC and all are fully furnished. The property currently has six rooms let by way of Assured Shorthold Tenancies, the final room is currently being marketed. When fully let, the property produces approximately £30,000 per annum to include bills.

**Situated** Fronting North Road in a popular location in the centre of St Helens town close to local amenities, schooling and transport links.

**Second Floor** One Letting Room with en-suite shower room/WC

**Outside** Yard to the rear.

**Ground Floor** Main Entrance, Hallway, Large communal Kitchen, one Letting Room with en-suite shower room/WC, with two Letting Rooms sharing a Separate Shower Room/WC.

**First Floor** Three Letting Rooms with en-suites shower rooms/WC



LOT  
80

432 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0SX

GUIDE PRICE **£140,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment property producing approx. £21,840.00 per annum
- Driveway
- Double glazing and central heating

A middle terraced house converted to provide a six bedroom HMO property benefiting from double glazing, central heating and a driveway. Two of the rooms benefit from ensuite shower rooms/WC. All six of the rooms are currently let by way of Assured Shorthold Tenancies producing a rental income of £24,960 per annum.

**Situated** Fronting Clipsley Lane in a popular location close to local amenities and approximately 3 miles from St. Helens town centre. The property benefits in its proximity to the East Lincs bypass and Haydock Industrial estate which contains a Sainsbury's Distribution Centre and Amazon warehouse. With Kelloggs reported to be joining the site as of April 1st 2020.

**Ground Floor** Main Entrance, Hallway, Kitchen, Dining Room/Lounge area, one Letting room with en-suite Shower room/WC, two Letting Rooms, Shower Room/WC

**First Floor** One Letting Room with en-suite shower room/WC, two Letting Rooms and one shared Shower Room/WC

**Outside** Driveway, Yard to the rear.





LOT  
81

25 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE

GUIDE PRICE £35,000+\*

VACANT COMMERCIAL

- A ground floor retail unit together with two rooms and WC above • Electric roller shutters

A two storey mid terraced property comprising a ground floor retail unit together with two rooms and a WC to the first floor. The property has traded as a florist for over 35 years and would be suitable for a number of uses, subject to any consents. The property benefits from electric roller shutters. The property will be sold with vacant possession on completion.

**Situated** Off New Chester Road in a prominent town centre location within the main pedestrianised shopping area with a number of local and regional occupiers within the immediate vicinity. New Ferry is on the Wirral Peninsula approximately 3 miles south of Birkenhead and 15 miles north of Chester.

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

**First Floor** Two Rooms, WC

**Outside** Yard to the rear



LOT  
82

104, X1, 5 Seel Street, Liverpool L1 4BT

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

- A sixth floor modern studio apartment
- Double glazing, electric heating • Residents gym

A sixth floor modern studio apartment benefiting from double glazing, electric heating and a residents gym. The property would be suitable for investment purposes with a potential rental income of approximately £5,700 per annum.

**Situated** Fronting Seel Street in Liverpool city centre within walking distance to restaurants, bars and Liverpool Universities.

**Ground Floor** Main Entrance, Hallway.

**Sixth Floor** Open Plan Lounge/Bedroom, Kitchen, Bathroom/WC.



LOT  
83

## 6 Deysbrook Side, West Derby, Liverpool L12 8SL

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

- Two bed cottage style property suitable for immediate occupation • Gardens • Central heating • Off-street parking

A two bed cottage style property suitable for immediate occupation or investment purposes. The property oozes character and charm and is in very good condition benefiting from central heating, gardens and off street parking. There is potential to extend to the side of the property subject to any consents.

**Situated** Off Town Row in a popular and well established location a stone's throw from the popular West Derby Village amenities, within close proximity to schooling and approximately 5 miles from Liverpool city centre.

**Outside** Gardens front and rear, off road parking

**Ground Floor** Hallway, Lounge, Dining Room, Kitchen with bespoke cabinet, Belfast sink and granite worktops

**First Floor** Two bedrooms, four piece Bathroom/WC



LOT  
84

## 9 Hildebrand Close, Liverpool L4 7TH

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

- Three bedroomed semi-detached • Fully modernised throughout

A three bedroomed semi-detached which has been fully modernised and is suitable for immediate occupation or investment purposes. The potential rental income is approximately £8100 per annum. The property benefits from double glazing, central heating, new kitchen and bathroom, gardens to the front and rear and off road parking.

**Situated** In a cul de sac off Hildebrand Road in a popular and well established residential location within easy reach of local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

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

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

**Outside** Gardens front and rear and Driveway





LOT  
85

## 3 The Close, Walton, Liverpool L9 1EX

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- Semi-detached property with planning for seven bed HMO
- Good sized
- In need of a full renovation scheme

A good sized semi-detached property in need of a full upgrade and scheme of refurbishment. It is currently back to brick internally. Planning has been approved for a seven bedroomed HMO Application No: 19F/0352

**Situated** Off Walton Park which is in turn off Rice Lane in a very popular residential location close to local amenities, within walking distance to local schooling, Walton Train Station and approximately 4 miles from Liverpool city centre.

**Second Floor** Two Further rooms.

**Outside** Gardens to the front and rear



**Ground Floor** Hall, Two Reception Rooms, Kitchen (no fittings), Utility Room, Cloak Room.

**First Floor** Four Bedrooms, Bathroom, Separate WC (no fittings)

LOT  
86

## 45 Hampstead Road, Liverpool L6 8NQ

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

- A four bed end of terrace
- Double glazing
- Central heating

A four bedroomed end of terrace property benefiting from majority double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If the property was let to 6 tenants at £85ppw the potential rental income is approximately £26,520 per annum.

**Situated** Off Balmoral Road in a popular and well established residential location within walking distance to Newsham Park, local amenities, Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen, Utility Room

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

**Outside** Yard to the rear



LOT  
87

## 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 bedroomed 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 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.

**EPC Rating** D

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

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

**Outside** Gardens.



LOT  
88

## 31 Greystone Road, Broadgreen, Liverpool L14 6UD

GUIDE PRICE **£90,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,408 per annum
- Double glazing
- Central heating
- Gardens front and rear

A three bedroomed end town house benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental of £5,408 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Milton Avenue in a very popular and well established residential location within close proximity to local amenities, schooling 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** Hall, Living Room, Dining Room, Kitchen

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

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





LOT  
89

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

GUIDE PRICE £90,000+\*

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 bed roomed 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.

EPC Rating 53A: E, 53B: D

SOLD PRIOR



**Ground Floor** Main Entrance, Hallway.

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

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

**Second Floor** One Further Bedroom.

**Outside** Yard to the rear.

LOT  
90

12 Pearson Street, Liverpool L15 4LX

GUIDE PRICE £110,000+\*

VACANT RESIDENTIAL

- A three bed mid terrace
- Double glazing
- Central heating
- Refurbished throughout

A vacant three bed roomed middle terrace property which has been fully refurbished throughout and benefits from double glazing and central heating. The property comes fully furnished and would be suitable for immediate occupation or investment purposes. If let to 3 individuals at £90pppw the potential rental income would be approximately £14,040 per annum.

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

**Ground Floor** Hall, Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC.

**First Floor** Two Bedrooms.

**Outside** Rear Yard, On Street Parking



LOT  
91

14 Graylands Road, Wirral, Merseyside CH62 4SB

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,500 per annum

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental of £6,500 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Lewisham Road which is in turn off Bolton Road East in a well-established location within easy reach of local amenities and transport links. Approximately 3 miles from Birkenhead town 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.

**EPC Rating** D

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

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

**Outside** Gardens to the front and rear



LOT  
92

59 Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE £85,000+\*

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.

**EPC Rating** D





LOT  
93

## 77 Ashbourne Crescent, Liverpool L36 4JJ

GUIDE PRICE **£80,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,760 per annum
- Double glazing
- Central heating
- Gardens front and rear

A three bedrooomed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental income of £5,760 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Just off Western Avenue in an established residential location within close proximity to local amenities and schooling 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** Hall, Living Room, Dining Room, Kitchen

**EPC Rating** D

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

**Outside** Gardens to the front and rear



LOT  
94

## 58 Solvay Road, Northwich, Cheshire CW8 4DR

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,824 per annum

A two bedrooomed end of terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £5,824 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off the A533 in a popular and well established residential location close to close amenities and transport links and approximately 1.5 miles from Northwich town 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

**EPC Rating** D

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

**Outside** Yard to the front and rear



LOT  
95

## 5 Down Terrace, Trimdon Grange, Co Durham TS29 6HH

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

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

A two bedroom middle terraced house benefiting from double glazing, central heating and a front garden. The property is currently let and subject to an Assured Shorthold Tenancy agreement at £7,800.00 per annum.

**Situated** Off Northside Terrace which is just off Salters Lane in Trimdon Village close to local amenities, schooling and approximately 9 miles from Durham town centre.

**Ground Floor** Lounge, Kitchen.

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

**Outside** Front garden, Yard to the rear.



LOT  
96

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

GUIDE PRICE **£18,000+\***

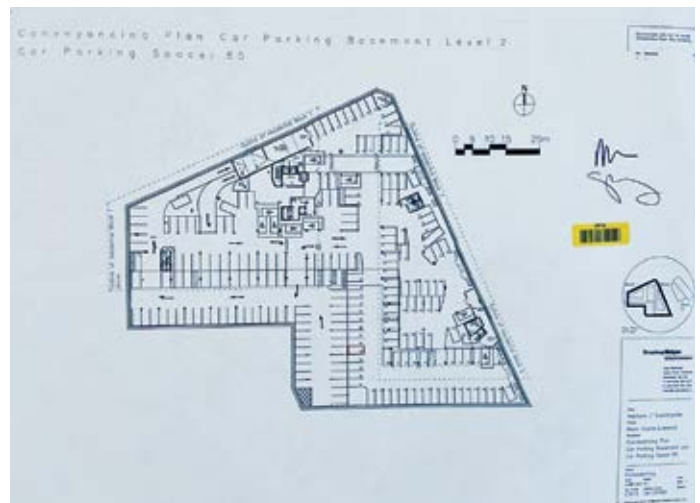
COMMERCIAL INVESTMENT

- Secure underground car parking space

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 24 hour concierge.

**Situated** In the basement level of Mann Island which is in the heart of Liverpool city centre and a stones throw 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  
97

## 53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £4,680 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £4,680 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off the A569 in a popular and well established residential location close to local amenities and transport links and approximately 3.5 miles from St Helens town 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

**EPC Rating** D

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

**Outside** Gardens



LOT  
98

## 33 Trevor Road, Orrell Park, Liverpool L9 8DY

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

- Three bed end terrace
- Double glazing
- Central heating

A three bedroomed end terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7200 per annum.

**Situated** Off Orrell Lane in an established and popular residential location within easy reach of Walton Vale amenities, Orrell Park Train Station and approximately 5 miles of Liverpool city centre.

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

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

**Outside** Yard to the rear.

**EPC Rating** E



LOT  
99

14 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£125,000+\***

VACANT RESIDENTIAL

A three storey semi-detached converted to provide three × one bed flats • Double glazing  
• Gardens

A three storey semi-detached house converted to provide three × one bedroomed self-contained flats benefiting from double glazing, gardens and a driveway. The property is part way through refurbishment works and following completion would be suitable for investment purposes with a potential rental income of approximately £17,100 per annum.

**Situated** Off West Derby Road within close proximity to local amenities, schooling, Liverpool Football Club and Newsham Park. Approximately 3 miles from Liverpool city centre.

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

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

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

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



LOT  
100

37 Hope Street, Liverpool L1 9DZ

GUIDE PRICE **£145,000+\***

DEVELOPMENT OPPORTUNITIES

• Grade II listed building with planning permission to provide four self-contained units

A substantial Grade II Listed five storey Georgian mid-town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self-contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

**Situated** Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral, Philharmonic Hall, Liverpool One and restaurants are within walking distance.

Entrance Hallway, two Large Rooms, Office, WC.

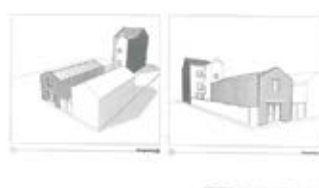
**First Floor** Three Rooms, Kitchen, WC, Shower Room/WC.

**Second Floor** One Room with Ensuite Shower/WC, Open Plan Lounge/Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

**Lower Ground Floor** Hall, two Rooms, Kitchen, WC, Shower.

**Ground Floor** Vestibule, Main

**Third Floor** Two Rooms, Shower/WC.



**Note** The property is held under a Lease from Liverpool City Council for 99 years calculated from 1 March 1982 subject to the payment of a market rent currently at £29,000pa subject to review.

**Outside** Rear courtyard/garden/warehouse with access via Hope Way.



LOT  
101

27 Kempton Road, Wirral, Merseyside CH62 1DL

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

- A three bed end of terrace • Double glazing
- Central heating • Fully refurbished throughout

A three bedroomed end of terrace benefiting from double glazing and central heating. The property has been fully refurbished throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £7,800.00 per annum

**Situated** Off New Chester Road (B5136) in a well-established location within easy reach of local amenities and transport links. Approximately 3 miles from Birkenhead town centre.

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

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

**Outside** Yard to Rear.



LOT  
102

248 The Reach, 39 Leeds Street, Liverpool L3 2DD

GUIDE PRICE £190,000+\*

VACANT RESIDENTIAL

- Eighth floor penthouse two bedroomed apartment • Double glazing • Electric heating
- Roof terrace • 24 hour concierge • Parking

A spacious eighth floor penthouse two bedroomed apartment benefiting from double glazing, electric heating, roof terrace, 24 hour concierge and two allocated parking spaces. The property would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £13,800 per annum.

**Situated** Located on Leeds Street within walking distance to Liverpool city centre, close to local amenities including universities, shops, restaurants and bars.

**Outside** Flagged roof terrace, Two secure and gated allocated parking spaces.

**Ground Floor** Main Entrance Hallway.

**Eighth Floor** Hallway, Open plan Lounge/Kitchen/Dining Room, two Bedrooms (One with En-suite shower room/WC) Dressing room area, Bathroom/WC.



LOT  
**103**

9 Annesley Road, Wallasey, Merseyside CH44 9BZ

GUIDE PRICE **£90,000+\***

RESIDENTIAL INVESTMENT

- Four bedroomed semi-detached property
- Double glazing and central heating
- Producing £9,000 per annum

A substantial four bedroomed semi-detached property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at £9,000 per annum.

**Situated** Off Canterbury Road which in turn is off Poulton Road B5145 within a popular residential local close to local amenities and approximately 2 miles from Wallasey town centre.

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

**Outside** Front and rear gardens.

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



LOT  
**104**

2 Dell Street, Liverpool L7 2QA

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

- Two bedroomed end terrace • Double glazing, central heating • Potential to convert into a six bed HMO

A two bedroomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes and has potential to convert into a 6 bedroomed HMO subject to gaining any necessary planning consents. If let at £85 pppw the potential income being in excess of £26,000 per annum.

**Situated** Off Holt Road close to Kensington amenities in a popular and well established residential location within close proximity to universities, schooling and approximately 1 miles from Liverpool city centre.

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

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

**Outside** Rear Yard.





LOT  
105

24 Galloway Road, Poole, Dorset BH15 4JX

GUIDE PRICE £145,000+\*

VACANT RESIDENTIAL

- Three bedrooed terraced house • Gardens to the front and rear • Driveway

A three bedrooed terraced house benefiting from gardens and driveway in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Dawkins Road which is in turn off Blandford Road (the B3068) in a popular and well established residential location close to local amenities and transport links to include Hamworthy train station. Poole town centre is approximately 2.5 miles away.

#### Viewing Arrangements

Strictly by appointment only with Palmer Snell Upton 01202 622688. General enquiries Countrywide Property Auctions 01395 275691.

#### Joint Agent

**PalmerSnell**



**Ground Floor** Entrance Hall, Living Room, Kitchen, WC, Integrated Garage

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

**Outside** Gardens to the front and rear and driveway

**EPC Rating** TBC

LOT  
106

484 Wolseley Road, Plymouth PL5 1BJ

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- A Victorian mid terrace in need of complete modernisation and renovation

A Victorian mid terrace property that now requires complete modernisation and renovation, set in the St Budeaux area of Plymouth. The property features a lounge, kitchen and shower room to the ground floor, and two double bedrooms to the first floor. At the rear of the property is a garden which also features off road parking via the service lane. An ideal investment to re-sell or let after renovation works are completed.

**Situated** Located in the St Budeaux area of Plymouth, on the South Devon coastline, situated within easy distance of local amenities. The City itself features a busy shopping centre, The Barbican which offers many popular bars and restaurants, as well as the multiple retail parks around the area. The University is popular with The Arts and attracts students from all over England.

**Features** Two double bedrooms

**Outside** Enclosed rear garden with off road parking, accessed from the service lane behind the property.

**Note** The auction surveyor has not inspected the property internally.

**EPC Rating** F

#### Auction Valuer

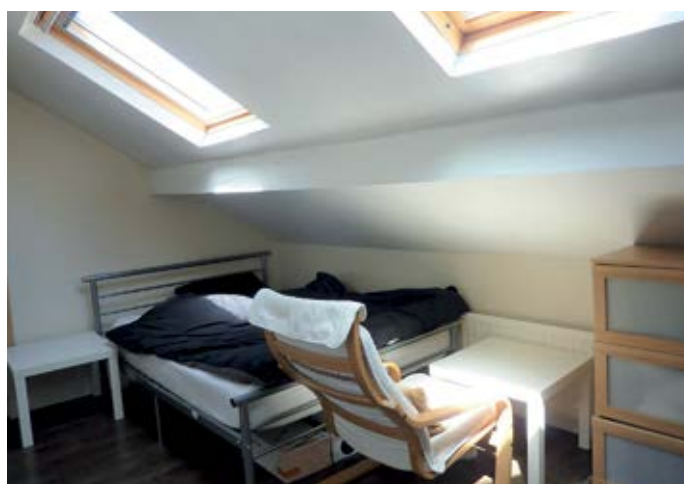
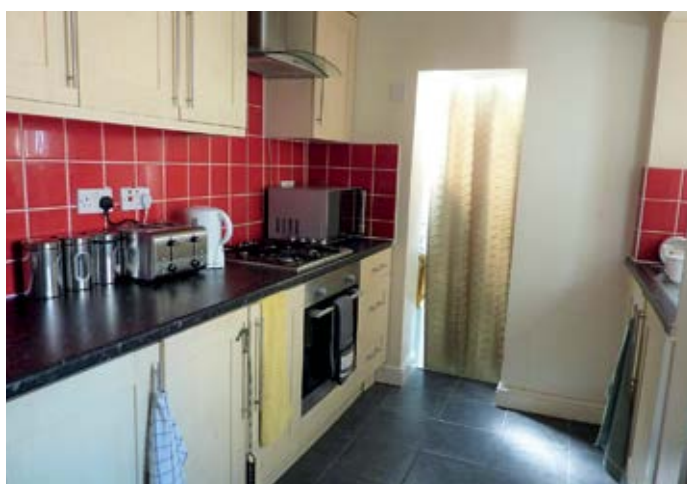
Lucy Fuller

**Ground Floor** Entrance hallway leading to lounge, kitchen, shower room and cloakroom.



#### Viewing Arrangements

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



- Residential investment producing a rental of £21,840 per annum • Double glazing • Central heating

A well maintained four bedroom mid terraced student property which is currently let to five students until 30th June 2020 producing £23,139.96 per annum with HMO licence in place. The vendor has new tenants signed up from 1st July 2020 to 30th June 2021 at a rental of £21,840 per annum. The property has been extended to the ground floor. The property benefits from gas central heating, double glazing and includes all fixtures, fittings, furniture and appliances. The house is just off Ecclesall Road so a prime student location and offers the buyer an opportunity to add to their student let portfolio.

**Situated** The property is located in a prime student area, served by a comprehensive range of superb amenities, University of Sheffield, Sheffield Hallam University and Collegiate Campus. Locally there are the Botanical Gardens, multiple medical teaching hospitals within easy reach along with sporting facilities including local tennis, squash, golf and snooker clubs, health and fitness centres. A plethora of local eateries and bars on Ecclesall Road known locally as the Golden Mile. Regular public transport, convenient for access to Sheffield city centre.

**Ground Floor** To the front of the

property is the living room with coving and ceiling rose features, inner lobby with side door and stairs to the first floor, separate dining room which opens into an extended off shot kitchen, with access to a cellar. The kitchen gives access through to a utility area and downstairs WC and has an external door onto the back yard. Living room 11'8" x 11'10" – currently bedroom one Dining room (communal lounge) 11'9" x 11'11" Kitchen 8'5" x 7'1" Utility room 9'5" x 7'1"

**First Floor** Landing, two good size bedrooms to the front, a family bathroom/WC to the rear with separate shower cubicle. One bedroom at the front

benefits from a walk in wardrobe. Bed 2 8'9" x 8'0" Bed 3 11'10" x 7'6" Bathroom 9'1" x 11'10"

**Second Floor** Two good size bedrooms. Attic bed 4 11'10" x 11'10" Attic bed 5 10'1" x 16'1"

**Outside** To the rear of the property is a paved patio seating area.

**Tenure** Freehold

**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. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

#### Viewing

Please call 0114 268 3333 for viewings which will adhere to social distancing measures and we will respond to your query as quickly as possible or email the auction team direct. Direct non confirmed viewings at the property are not permitted.



LOT  
**108**

## 57 Longley Hall Rise, Sheffield S5 7EQ

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- Well-proportioned two bedroomed second floor flat • Double glazing • Partial central heating

A well-proportioned two bedroomed second floor flat which will appeal to property professionals or landlords. The vacant flat now requires a full scheme of updating and refurbishment but has the benefit of UPVC double glazing and partial central heating. Communal grounds.

**Situated** Located in this popular residential area close to a good range of amenities including shops, supermarkets, direct routes leading to Sheffield and the M1 and a few minutes' drive or walk from the Northern General Hospital. Longley Park is also within easy reach and the area is well served by bus services.

**Ground Floor** Communal entrance hall and stairs to all floors.

**Second Floor** Flat Hallway, lounge/dining room, separate

kitchen, bedroom one, bedroom two/box room and bathroom/WC

**Outside** Communal grounds and gardens.

**Tenure** Leasehold

**EPC Rating** D

**Note** Any plans and measurements shown are for information only, are not to scale and cannot be relied on. The property is sold as seen. Purchasers are deemed to have relied upon their own enquiries



and inspections as to the internal layout of the property. For more information connected to securing a mortgage on this property please contact Blundells, our dedicated auction mortgage consultants on 0114 275 3853.

### Viewing Arrangements

Strictly by appointment with joint agent Bridgfords Banner Cross 0114 345 0166 For any other general auction enquiries please call the auction team on 0114 254 1185 Direct non confirmed viewings at the property are not permitted.

LOT  
**109**

## Flat 22a Walsall Road, Cannock, Staffordshire WS11 0HE

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- One bedroomed flat • Electric heating, uPVC double glazing and parking to the rear

A one bedroom upper floor flat now requiring a scheme of refurbishment throughout but will have appeal to local investors or buy to let landlords. The flat is vacant, has electric heating, uPVC double glazing and parking to the rear. The Bairstow Eves Cannock lettings team project future rental income to be iro £450pcm/£5400pa.

**Situated** Cannock is a popular town location which benefits from excellent transport networks including road, rail and bus. The area has a wide variety of shops, amenities, community centres, schools, main supermarkets, shopping centre and Cannock Chase Hospital. It also has recreational facilities including Cannock Park golf course, Mill Green/Hawks Green valley nature reserve.

### Accommodation

External staircase access leads to inner hallway and steps to the upper floor. Lounge, separate

kitchen, bedroom and shower room. uPVC double glazing. Outside Parking to the rear

**Tenure** Leasehold, see legal pack for more information.

**EPC Rating** F

### Viewing

Strictly by appointment with joint agent Bairstow Eves Cannock 01543 503678 For any other auction enquiries please call the auction team on 0114 254 1185







- Three bed roomed semi-detached • Double glazing • Gas central heating • Front garden with double driveway and garage

A 1930s three bedroom semi-detached home ideal for those looking for a refurbishment project or renovation opportunity. There is potential for extension to the side, subject to gaining the necessary consents. The house is vacant, has double glazing, gas central heating, front garden with double driveway and garage. The area is popular with families and young professionals or those looking for an easy commute to the city centre.

**Situated** Holdings Road is located within a short distance of Sheffield city centre, there are local shops, primary schools plus a high school, amenities, supermarkets, community centres, convenient access to universities and hospitals, excellent road and bus links along with access to the train station. Norfolk Heritage Park is a short stroll away.

**Ground Floor** Hall, dining room, lounge and kitchen.

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

**Outside** Garden to front, double driveway leading to side garage. Rear garden and storage building.

**Tenure** Freehold

**EPC Rating** D

**Auction Valuer**  
Andrew Winter BSC MRICS

**Note** Any plans and measurements shown are for

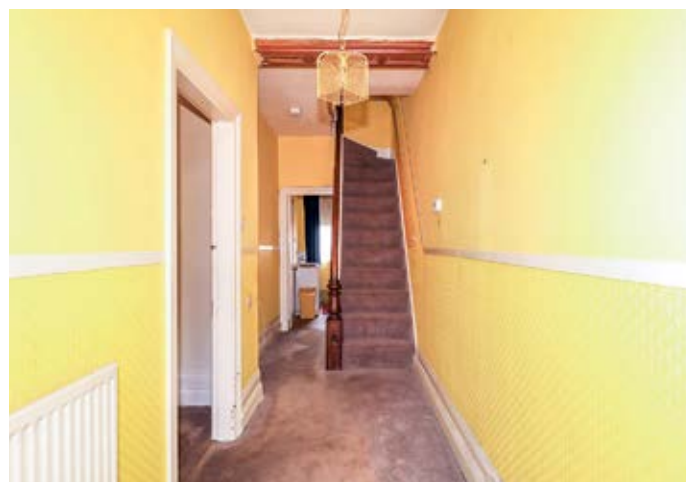


information only, are not to scale and cannot be relied on. Any buyers considering extension or build potential must make their own enquiries pre auction bidding. The property and land is sold as seen. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries

and inspections as to the internal layout of the property.

**Viewing**  
Strictly by appointment with joint agent Blundells Woodseats 0114 255 5651 For any other general auction enquiries please call or email the auction team 0114 254 1185 auctions@countrywide.co.uk





- Three bed roomed semi-detached house • Off road parking • Double glazing • Central heating • Large basement room

A three bedroom semi-detached built in 1901, now vacant and requiring a full scheme of refurbishment to appeal to local builders, investors or those looking for a DIY project. The house has off road parking, double glazing, central heating and a large basement room ripe for conversion to create additional accommodation if required.

**Situated** The property is situated on a popular road within a sought after area with families and young professionals. There are excellent local schools serving the area, amenities are only a short walk away, as well as both Meersbrook Park and Graves Park offering recreational facilities. Meersbrook is towards the South of Sheffield, multiple road and bus routes to and from the centre and the Peak National Park is only a 10 minute drive away.

**Lower Ground Floor** Basement and cellar room offering potential for conversion (subject to all necessary planning permissions and consents).

**Ground Floor** Hall, bay windowed lounge, dining room and kitchen

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

**Second Floor** Attic bedroom four

**Outside** Small car pull in/ driveway and yard to rear.

**Tenure** TBC

**EPC Rating** E

**Auction Valuer**  
Andrew Winter BSC MRICS

**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. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

#### Viewing

Strictly by appointment with joint agent Blundells Woodseats 0114 255 5651 Any viewers of this property are advised to take extra care due to its landscape and condition. Suitable footwear is required and no children will



be permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land or roads accessing the house. For any other general auction enquiries please call or email the auction team 0114 254 1185 auctions@countrywide.co.uk



- A set of three Cornish cottages • Generous grounds • Accessed by a tree lined driveway

A set of three Cornish cottages filled with charm and character. The main farmhouse features three bedrooms, a lounge, kitchen and dining room; with ground and first floor bathroom facilities. Foxglove Barn benefits from a lounge with kitchen, three bedrooms and two bathroom facilities. Bluebell bungalow houses two bedrooms, an open plan lounge kitchen and a bathroom. The properties are on one Title Deed and are set on generous grounds, accessed by a tree lined driveway. The property could suit occupiers looking to house dependant family members in their own accommodation, or possibly lend itself to rental usage subject to the relevant constraints being met.

**Situated** Set just off the A38 in the Glynn Valley, the town of Bodmin is approximately 6.2 miles away, and Liskeard approximately 7.3 miles distant. The mainline Bodmin Parkway railway station is within a ten minute drive from the property, linking to the remainder of the County and beyond to London Paddington. Bodmin also serves as access to the main A30 trunk road giving access to Exeter by car.

#### Bellasize Farmhouse

The ground floor features an entrance porch, kitchen, lounge,

dining room, utility room and downstairs bedroom with shower room adjacent. The first floor features two bedrooms and a family bathroom.

#### Foxglove Barn Conversion

Featuring a lounge with kitchen area and a bedroom to the ground floor. To the first floor are two further bedrooms (with master en-suite), a study and a family bathroom. Foxglove also benefits from its own courtyard space externally.

#### Bluebell

Entrance into an open plan

lounge kitchen, doors to the master bedroom and an inner hallway which in turn leads to a bathroom and the second bedroom.

#### Grounds

The properties are approached by a private tree lined driveway leading to ample parking for all three properties. The generous grounds also house various outbuildings such as a summerhouse, workshop space, storage and a garage. To the conclusion of the grounds is a paddock. Note: The Pro Map provided is for reference



purposes only and measures approximately 3.020 acres/1.223 hectares, Crown Copyright Reserved. Any purchasers considering rental options, should make and rely on their own findings.

**EPC Rating** All three properties have an EPC rating of E per unit.

#### Viewings

Strictly by appointment only with Country and Waterside 01872 240999. General enquiries Countrywide Property Auctions 01395 275691.





- A mixed use freehold premises comprising a ground floor launderette and a six bedroom licensed HMO generating an income of circa £36,840pae at full occupancy

A fabulous freehold investment opportunity, on the market for the first time in 47 years, comprising a ground floor launderette, with a long established tenant in situ, leased until 2034, along with a well presented and maintained 6 bedroom licensed HMO on the first and second floors, with full gas central heating. A rear garden area and car parking. The whole generating an income of circa £36,000 pae when fully let.

**Situated** The thriving and ever popular seaside town of Exmouth offers a vibrant town centre, harbour and glorious sandy beach, with excellent public transport links to Exeter city centre, the A30/A38/M5 road networks, mainline railway stations and Exeter Airport.

**Ground Floor** Launderette: Main launderette, rear store and boiler room, WC and access to the rear garden area. Communal entrance hall leading to the upper floors.

**First Floor** Landing, communal kitchen/diner/sitting room with external staircase to the rear garden, three en-suite double bedrooms.

**Second Floor** Landing, three further bedrooms each with a wash hand basin and hot and cold water, communal shower room and WC.

**Outside** Rear courtyard area, small garden and car parking.



**EPC Rating** Non Domestic Energy Efficiency Rating – C  
Domestic Energy Efficiency Rating – D

**Viewings**  
External viewings only. General enquiries Countrywide Property Auctions 07834 039353.

**Joint Agent**  
**fulfords**  
ESTABLISHED 1863



LOT  
**114**

11 Ringwood Road, Poole, Dorset BH14 0RE

GUIDE PRICE **£180,000+**\*

VACANT RESIDENTIAL

- Three bedroomed semi-detached property
- Double glazing • Gardens to the front and rear

A three bedroomed semi-detached property in need of a full upgrade and refurbishment scheme. The property benefits from double glazing and gardens to the front and rear and once upgraded the property would be suitable for occupation, resale or investment purposes. Please note the property is suitable for cash buyers only.

**Situated** Off Fernside Road (the A35) in a popular and well established residential location within close proximity to local amenities, Poole Hospital, the boating lake, schooling and transport links.

**EPC Rating** G

**Viewings**

Strictly by appointment only with Austin & Wyatt Poole 01202 721186. General enquiries Countrywide Property Auctions 01395 275691.

**Ground Floor** Entrance Hall, Living Room/Dining Room, Kitchen/Utility Room, Separate WC

**Joint Agent**

**Austin & Wyatt**

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

**Outside** Gardens to the front and rear, driveway, shed



LOT  
**115**

20 Clarence Road, St. Austell, Cornwall PL25 5NL

GUIDE PRICE **£125,000–£150,000**\*

VACANT RESIDENTIAL

- An extended, three double bedroom two reception room detached bungalow
- Garden
- Driveway

An extended, three double bedroom, two reception room detached bungalow in need of updating, with pleasant characterful garden and driveway/off street parking. This bungalow needs to be viewed to truly appreciate the sense of potential & seclusion it offers from within the gardens. This hidden gem of a bungalow is in need of updating and renovation but the potential is there to make this the perfect home. The bungalow itself is spacious, it offers three double bedrooms with ample parking and gardens, with a real sense of being secluded yet it is only a short walk into the town centre of St Austell.

**Situated** Off Gover Road in a popular and well established residential location within walking distance to the town centre of St Austell.

**EPC Rating** G

**Viewings**

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

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

**Joint Agent**

**STRATTON  
CREBER**

**Outside** Gardens front and rear, Driveway





LOT  
**116**

## Flat 6, 15 Priory Avenue, Southampton SO17 2NR

GUIDE PRICE **£145,000+**\*

VACANT RESIDENTIAL

### • Two bedroom second floor apartment

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

**Note** The auctioneers have not internally inspected this property



LOT  
**117**

## 222 Psalters Lane, Rotherham, South Yorkshire S61 1HS

GUIDE PRICE **£37,000+**\*

VACANT RESIDENTIAL

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

A three bedroomed middle terraced house benefiting from double glazing and central heating in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation or investment purposes.

**Situated** Off Kimberworth Road in a popular and well established residential location close by to local amenities, transport links and approximately 1 mile from Rotherham town centre.

**Viewing Arrangements**  
External viewings only due to poor condition

**Note** The auctioneers have not internally inspected this property

**Lower Ground Floor** Basement

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

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

**Attic** Third Bedroom

**Outside** Front yard, Rear Garden and Brick Outbuilding

**EPC Rating** E







- A vacant two bedroom ground floor flat
- Garage

A vacant two bedroom ground floor flat in a small development of four in a sought after residential area. The flat now requires a full scheme of renovation and repair so will suit builders or property professionals. The flat has the benefit of a garage providing off road parking.

**Situated** The property is situated in a Crookes close to the Crosspool side of the area. It's a popular suburb and ideally located for the full range of superb amenities including local shops and supermarkets, well regarded schooling and public transport links with access to the city. Close by are principal hospitals and Sheffield Universities, local pubs, restaurants and walks on the nearby Bole Hills and Rivelin Valley.

**Ground Floor Flat** Private entrance door, hallway, kitchen, lounge, two bedrooms and bathroom/WC

**Outside** Communal areas and gardens, no. 27 has the use of its own garage for parking/storage.

**Tenure** Leasehold for 800 years from 25th December 1979 at a ground rent of £25 per annum.

**EPC Rating** TBC

**Auction Valuer**  
Andrew Winter BSC MRICS

**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

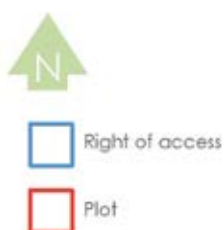


is sold as seen. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

**Viewing**  
Strictly by appointment  
with joint agent Blundells

Hillsborough 0114 232 3246  
Any viewers of this property are advised to take extra care due to its landscape and condition. Suitable footwear is required and no children will be permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land or roads accessing the house. For any other general auction enquiries please call or email the auction team 0114 254 1185 auctions@countrywide.co.uk





- 0.13 acres with planning permission for a four bedroom detached dwelling in prime location close to the Peak District National Park

The land of approximately 0.13 acres has full planning permission for a four bedroom detached family residence and garage with the total property footprint around 2116sq ft. To maximise the views at the rear of the property the accommodation is proposed over three floors and will appeal to self-builders along with professional builders. Proposed accommodation to the lower ground floor is a large living space incorporating lounge, dining and kitchen areas with doors leading to the garden. To the ground floor are three bedrooms and a family bathroom plus separate WC. To the first floor is the master bedroom with en suite. Garage and parking space. Planning ref 16/00588/OL

**Situated** Holmesfield is a village and civil parish in the county of Derbyshire on the edge of the Peak District National Park, with extensive views from the village over the surrounding countryside. Holmesfield is well-provided with amenities, including a village hall, a riding school, a renowned infants and junior school and has excellent transport links either via road, bus or rail services in Dronfield. The land is located to the rear of the George and Dragon pub with right of access via an un-adopted road to the side of the pub.

**Proposed Accommodation**  
**Lower Ground Floor** Large

living space incorporating lounge, dining and kitchen areas with doors leading to the garden (656sq ft)

**Ground Floor** Three bedrooms and a family bathroom/WC (757sq ft)

**First Floor** Master bedroom with en suite shower room (520sq ft) Total 1933sq ft

**Outside** Gardens with patio, off road parking and garage (186sq ft)

**Tenure** Freehold

**EPC Rating** Exempt

**Auction Valuer**  
Andrew Winter

**Note** Plans and measurements shown are for information only, are not to scale and cannot be relied on. The property and land is sold as seen. We were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections.

**Planning** Outline Planning permission was granted by North East Derbyshire Council, reference 16/00588/OL subject to conditions. Tel 01246 231111 or [www.ne-derbyshire.gov.uk](http://www.ne-derbyshire.gov.uk) Planning section.

**Viewing** Joint agents Blundells Banner Cross Tel: 0114 268 3333 External viewing only in daylight hours and showing courtesy to any neighbouring properties. Viewers are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land or roads accessing the site. For any general auction enquiries please call or email 0114 254 1185 [auctions@countrywide.co.uk](mailto:auctions@countrywide.co.uk)

LOT  
**120**

## Site at Tolgarrick Road, Tuckingmill, Camborne, TR14 8NH

GUIDE PRICE **£220,000+**\*

DEVELOPMENT OPPORTUNITIES

- Land with full planning permission for the erection of fourteen dwellings

A plot of land which comes with the benefit of full planning permission for the erection of fourteen dwellings plus associated road and drainage works. Planning Reference Number: PA18/09717, PA09/00589/F, W2/PA09/00589/F

**Situated** Fronting Tolgarrick Road which is off Pendarves Street in a popular and well established residential location within close proximity to local amenities, shops and transport links.

### Viewing Arrangements

Viewing directions from Miller Countrywide Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.

### Joint Agent

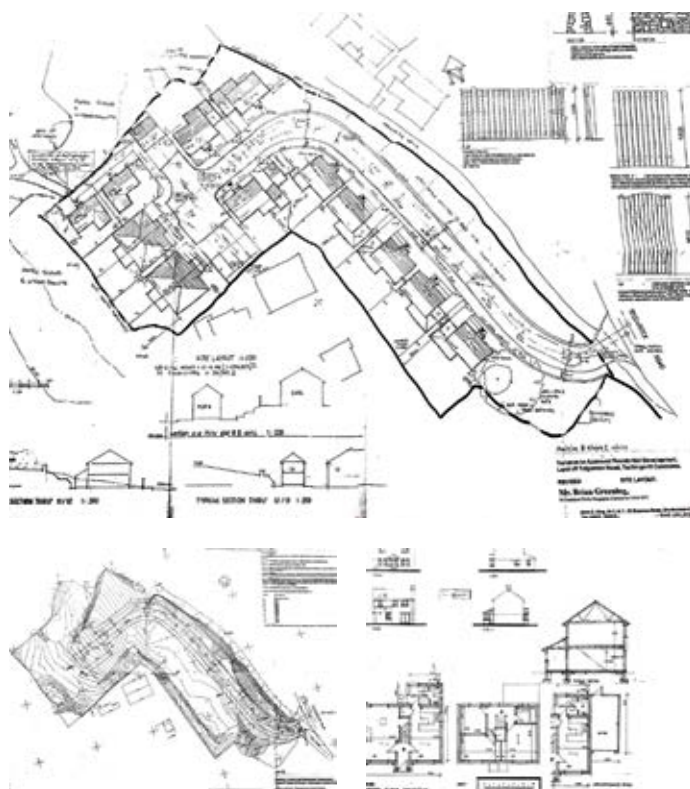
Miller Countrywide



### Planning

Planning Permission was granted on 11th October 2018, under the reference PA18/09717. For further information on the full application, please visit the Cornwall Council planning website. All prospective purchasers should make and rely on their own findings.

**EPC Rating** Exempt



LOT  
**121**

## 25 Darden Lough, Newcastle Upon Tyne NE5 2YE

GUIDE PRICE **£58,000+**\*

VACANT RESIDENTIAL

- Three bedroomed end of terraced house
- Double glazing • Central heating • Garden

A three bedroomed end of terraced house in need of refurbishment and modernisation benefiting from double glazing and central heating. Once upgraded the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

**Situated** Off West Denton Way in a popular and well established residential location nearby to local amenities and transport links and approximately 4 miles from Newcastle Upon Tyne city centre.

**Note** The auctioneers have not internally inspected this property

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

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

**Outside** Garden

**EPC Rating** C





LOT  
**122**

8 Durning Road, St. Agnes, Cornwall TR5 0UP

GUIDE PRICE **£175,000+\***

VACANT RESIDENTIAL

- Two bedroomed detached bungalow • Night storage heating • Double glazing • Off-road parking • Garage • Gardens to the front and rear

A two bedroomed detached bungalow benefiting from night storage heating, double glazing, off road parking, garage and gardens to the front and rear. The property is in need of modernisation and once updated would be suitable for occupation or investment purposes. Please note this property is suitable for cash buyers only.

**Situated** Within the popular coastal village of St Agnes where amenities include mini markets, dental surgery, doctor's surgery, primary school, library, bars and restaurants. St Agnes also has its own popular surfing beach and many stunning coastal walks.

**Ground Floor** Hall, Porch, Lounge, Kitchen/Diner, Bathroom/WC, Separate WC, Two Bedrooms

**Outside** Off Road Parking, Garage, Gardens to the front and Rear

**EPC Rating** E

#### Viewing Arrangements

Strictly by appointment only with Miller Countrywide on 01872 830117. General enquiries Countrywide Property Auctions 01395 275691 or auctions@countrywide.co.uk

**Joint Agent**

Miller Countrywide



LOT  
**123**

27 Alma Street, Weston-Super-Mare, Avon BS23 1RD

GUIDE PRICE **£120,000+\***

VACANT RESIDENTIAL

- An end terrace property loosely arranged as two × one bedroom flats requiring refurbishment

An end of terrace property, formerly a three bedroom house but now loosely arranged as two × one bedroom flats and requiring some refurbishment. The property is likely to appeal to those looking for a post works residential lettings venture, either as a three bedroom family home or two × one bedroom flats, or those seeking to formalise the two flats for a break up and resale opportunity.

**Situated** Alma Street is conveniently situated for the town centre of Weston Super Mare and amenities which include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier.

**Ground Floor** Entrance hall, sitting room, kitchen with access to the rear courtyard, bedroom and bathroom

**First Floor** Landing, sitting room, kitchen, bedroom and bathroom.

**Outside** To the rear of the property is an enclosed courtyard garden area and outside WC.

**Note** We understand that whilst the whole of the property is on a single freehold title deed, that both flats have their own council tax bands and mains services.

**EPC Rating** Ground Floor Flat: D. First Floor Flat: D



#### Viewing Arrangements

Strictly by prior appointment with Palmer Snell Weston Super Mare 01934 413735. General enquiries Countrywide Property Auctions 01395 275691.

**Joint Agent**

**PalmerSnell**



LOT  
124

## Coke House, 6 St James St, South Petherton, Somerset TA13 5BS

GUIDE PRICE **£175,000+**\*

VACANT RESIDENTIAL

- A deceptively spacious three bedroom cottage situated in the ever popular village of south Petherton

A well-presented and deceptively spacious three double bedroom (master en-suite) mid terrace property which has had the benefit of many internal improvements over recent years and a low maintenance enclosed courtyard garden area, situated in the heart of this highly sought after village and within easy reach of the A303. The property is likely to appeal to those looking for a combination of a holiday home and home with additional holiday lettings income during the peak holiday periods, combined with a residential lettings venture during off peak times.

**Location** South Petherton is a picturesque Somerset village, steeped in history and offering a host of bespoke shops including a bakery, delicatessen, gift shop, green grocer, butcher, cafés, public houses/restaurants to cater for day to day needs. Surrounded by open countryside, with many public footpaths and readily accessible to the A303.

**Ground Floor** Entrance hall, sitting room, kitchen/breakfast

room, dining room with doors to the rear courtyard.

**First Floor** Landing, master bedroom with en-suite shower room, two further bedrooms and bathroom.

**Outside** Secure enclosed and low maintenance rear courtyard/seating area.

**EPC Rating** D



**SOLD PRIOR**

**Auction Valuer**  
Wendy Alexander

**Viewing Arrangements**  
Strictly by prior appointment with Palmer Snell Martock 01935 825825. General enquiries Countrywide Property Auctions 01395 275691.



LOT  
125

## 41 Manorcombe Bungalows, Honicombe Park, Callington, PL17 8NS

GUIDE PRICE **£37,500+**\*

VACANT RESIDENTIAL

- A three bed semi-detached bungalow • Double glazing

A three bedroomed semi-detached bungalow benefiting from double glazing. The property needs a full upgrade and modernisation scheme. Please note This property is for holiday use only.

**Situated** Located in the popular Honicombe Manor Holiday Park which offers an indoor heated pool, outdoor pool, fitness suite, tennis courts, games room, children's play areas, shop, restaurant and bar.

**Ground Floor** Open Plan Lounge/Kitchen/Dining Room, three Bedrooms, Shower Room/WC.

**Outside** Private paved patio, Communal gardens.

**EPC Rating** F

**Note** The auctioneers have not internally inspected this property





LOT  
126

## Land adjacent 133 Standon Road, Sheffield S9 1PG

GUIDE PRICE £60,000+\*

DEVELOPMENT OPPORTUNITIES

- Land with planning granted in April 2019 for the new build of a three-storey residential detached block comprising three apartments

Full planning was granted in April 2019 for the new build of a three-storey residential detached block comprising three apartments including provision of associated parking. There are 2, two bedroom apartments and a one bedroom. The unit will be around a total floor space is 191sqm or 2055 sqft once completed and is located in the centre of a row of traditional terraced houses.

**Situated** Wincobank is a popular and convenient area with a number of local amenities such as Meadowhall shopping centre, the new ikea Sheffield store, local shops, doctors, schools and supermarkets. The area is also popular for those who commute with great links for the Motorway network, Tram, train, bus, and coach stations, as well as a number of local bus routes.

### Proposed Plans

**Ground Floor** Communal stairs to all floors.

**Flat 1** Open plan living space, two bedrooms and a bathroom/WC

**First Floor Flat 2** Open plan living space, two bedrooms and a bathroom/WC

**Second Floor Flat 3** Open plan living space, one bedroom and a bathroom/WC

**Outside** Two parking spaces, bin store and shared areas.

**Tenure** Freehold



**EPC Rating** Exempt

**Note** Interested parties are asked to make their own enquiries. Further information is supplied in the legal pack available online. The land is sold as seen. Utilities are available via the next door property, please see legal pack for more information.

### Planning Permission

Planning permission was granted by Sheffield City Council, reference 19/00610/FUL in April 2019. Interested parties are referred to Sheffield City Council 0114 273 4854 or [www.sheffield.gov.uk](http://www.sheffield.gov.uk). Planning and development section.

LOT  
127

## 5 Kingsdown Close, Teignmouth, Devon TQ14 9AX

GUIDE PRICE £200,000+\*

VACANT RESIDENTIAL

- Two bedroom detached bungalow • Double glazing • Central heating • Gardens

An early viewing is recommended to make the most of this two bedroom detached bungalow situated in a quiet residential area of Teignmouth providing sea views across the bay. The property benefits from double glazing, central heating and gardens and has great potential and requires modernisation throughout.

**Situated** Teignmouth is a large seaside town situated approximately 12 miles south of Exeter and provides easy access to all major rail and road networks. The town itself provides a range of local amenities, pubs and eateries.

**Joint Agent**  
**fulfords**  
ESTABLISHED 1863

**Ground Floor** Lounge, kitchen, family bathroom and two double bedrooms

**Outside** To the outside of the bungalow you will find a garden mostly laid to lawn and parking for one car.



LOT  
128

## Flat 4, 31 Queens Road, Lipson, Plymouth PL4 7PL

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- A one bedroom first floor apartment with off road parking, situated in the city of Plymouth

An ideal investment opportunity for rental, this one bedroom apartment is located on the first floor of the building, previously rented on an AST basis for £495pcm/£5,940pae. Sold with vacant possession, the property features an open plan lounge/kitchen, generous double bedroom with en-suite, separate utility room and parking to the rear.

**Situated** Located close to both Mutley Plain and the city centre, this property is within reasonable distance of Schools, Plymouth University and ease of access to the A38 Devon Expressway. Local amenities are close by which include a parade of shops and bars.

### Accommodation

Entrance Communal hallway with stairs to a split landing with a utility room for use with this apartment only. Half stairway to the first floor. Door to:

bedroom with en-suite shower room.

**Outside** One off road parking space for use with this apartment only.

**EPC Rating** E

### Auction Valuer

Lucy Fuller

### Viewing Arrangements

Strictly by appointment only with Fulfords Drakes Circus 01752 223355



Joint Agent

**fulfords**  
ESTABLISHED 1963

**First Floor Apartment** Open plan lounge/kitchen, double

LOT  
129

## Flat 15, Brooklyn Court, Christchurch Road, Bournemouth BH1 4BD

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

- A first floor studio flat requiring some updating with the benefit of shared parking

A first floor studio flat requiring some updating but having the benefit of shared parking, which is likely to appeal to residential lettings investors and owner/occupiers looking for a base in Bournemouth town centre. The property is situated in proximity of Boscombe Chine Gardens and public transport links.

**Situated** Bournemouth is a popular seaside town with a thriving town centre, sandy beaches and a range of shopping and leisure facilities.

**Ground Floor** Communal entrance hall.

**First Floor Flat 15** Bed/sitting room, kitchen and bathroom.

**Outside** Shared car parking.

**EPC Rating** F

### Auction Valuer

Wendy Alexander

### Viewing Arrangements

Strictly by prior appointment with Austin & Wyatt Bournemouth 01202 298571. General enquiries Countrywide Property Auctions 01395 275691.

**Note** Please note that the car park is shared by the residents and not allocated.

Joint Agent

**Austin & Wyatt**





LOT  
**130**

76 Holt Road, Liverpool L7 2PR

GUIDE PRICE **£100,000–£125,000\***

VACANT RESIDENTIAL

- Three storey plus basement mid terraced property converted to provide six letting rooms
- Double glazing • Central heating • Potential income in excess of £24,000 per annum

A three storey plus basement mid terraced property which has been converted to provide six letting rooms. The property benefits from double glazing and central heating and if fully let at £75pppw the potential rental income would be approximately £23,400 per annum.

**Situated** Fronting Holt Road in a popular and well established residential location close to local amenities, universities, transport links and approximately 2.5 miles from Liverpool city centre.

**Features** Three bedrooms, Shower Room/WC

**Outside** Yard to the rear.



**SOLD PRIOR**

**Basement** Not Inspected

**Ground Floor** Main Entrance Hallway, Communal Lounge, Kitchen/Dining Room, Shower Room/WC

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

LOT  
**131**

7 Alexander Green, Liverpool L36 7XT

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

- A three bed end town house • Double glazing
- Central heating • Gardens • Parking

A three bedroomed end town house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, re-sale or investment purposes with a potential income in excess of £6,000 per annum.

**Situated** Off Montgomery in a popular and well established location within close proximity to local amenities and approximately 8 miles from Liverpool city centre.

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

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

**Outside** Gardens front and rear.



LOT  
**132**

65 Bala Street, Liverpool L4 2QN

GUIDE PRICE **£30,000+\***

VACANT RESIDENTIAL

- A two bedroomed middle terrace property
- Central heating.

A two bedroomed middle terrace house benefiting central heating. The property is boarded up and in need of a full upgrade and refurbishment scheme. Following which it would be suitable for investment purposes with a potential rental income of approximately £4,800.00 per annum.

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

**Joint Agent**



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

**First Floor** Two Bedrooms.

**Outside** Rear Yard.

LOT  
**133**

Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ

GUIDE PRICE **£157,000+\***

VACANT RESIDENTIAL

- Two bedroomed first floor duplex apartment
- Double glazing • Central heating • Allocated car parking space

A two bedroomed first floor duplex apartment benefiting from double glazing, central heating and an allocated road parking space. The property is in good order and would be suitable for occupation or investment purposes.

**Situated** Off Victoria Road South in a popular and well established residential location within walking distance to Southsea town centre amenities, schooling, transport links and the seafront.

**Note** Please note the auctioneers haven't inspected the property internally.

**Ground Floor** Communal Entrance Hall

**First Floor** Flat Open Plan Living Room/Kitchen, Two Bedrooms, Bathroom/WC

**Outside** Brick Built Shed, Allocated Car Parking Space

**EPC Rating** D





- A part let residential investment currently producing £15,600 per annum • Double glazing
- Central heating

A double fronted three storey dormer style detached house comprising of six self-contained flats (one × one bed and five × two bed) benefiting from double glazing and central heating. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £15,600 per annum. When fully let the potential rental income is approximately £31,800 per annum. The property also benefits from land to the side with potential to extend the existing dwelling.

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

**Ground Floor** Main Entrance Hallway

**Flat 1** Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

**Flat 2** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**First Floor** Flat 3 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 4** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Second Floor** Flat 5 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 6** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Off road parking with land to the side, Rear Yard.



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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.*

# Common Auction Conditions

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

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

### Introduction

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

#### Glossary

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

#### Auction Conduct Conditions

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

#### Sale Conditions

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

### Glossary

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

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

Wherever it makes sense:

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

#### ACTUAL COMPLETION DATE

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

#### ADDENDUM

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

#### Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

#### Approved Financial Institution

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

#### ARREARS

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

#### ARREARS Schedule

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

#### AUCTION

The AUCTION advertised in the CATALOGUE.

#### AUCTION CONDUCT CONDITIONS

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

#### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

#### BUSINESS DAY

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

#### BUYER

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

#### Catalogue

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

#### COMPLETION

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

#### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

#### CONTRACT

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

#### CONTRACT DATE

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

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

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

#### DOCUMENTS

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

#### EXTRA GENERAL CONDITIONS

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

#### Financial Charge

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

#### General Conditions

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

#### INTEREST RATE

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

#### LOT

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

#### Old ARREARS

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

#### PARTICULARS

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

#### PRACTITIONER

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

#### PRICE

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

#### Ready To Complete

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

#### SALE CONDITIONS

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

#### SALE MEMORANDUM

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

#### SELLER

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

#### SPECIAL CONDITIONS

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

#### TENANCIES

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

#### TENANCY SCHEDULE

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

#### TRANSFER

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

#### TUPE

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

#### VAT

Value Added Tax or other tax of a similar nature.

#### VAT OPTION

An option to tax.

#### WE (and US and OUR)

The AUCTIONEERS.

#### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

#### A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

#### A2 OUR role

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

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

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

#### A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

#### A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.2 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

#### A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
  - (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
  - (b) sign the completed SALE MEMORANDUM; and
  - (c) pay the deposit.
- A5.4 If YOU do not WE may either
  - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
  - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
  - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
  - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
  - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
  - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
  - (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
  - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

#### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

#### G1 The LOT

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



	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	<b>Interest and apportionments</b>
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their 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.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
	(g) any interest which overrides, under the Land Registration Act 2002;				(a) the BUYER is liable to pay interest; and
	(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	G5	<b>TRANSFER</b>		(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;
	(i) anything the SELLER does not and could not reasonably know about.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.6	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.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the SELLER is to leave them at the LOT.	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.8	The BUYER buys with full knowledge of		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	<b>ARREARS</b>
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
	(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.		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
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.	G6	<b>COMPLETION</b>	G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2	<b>Deposit</b>	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.1	The amount of the deposit is the greater of:			Part 2 – BUYER to pay for ARREARS	
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6.3	Payment is to be made in pounds sterling and only by	G11.5	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.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	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.
G3	<b>Between CONTRACT and COMPLETION</b>		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	Part 3 – BUYER not to pay for ARREARS	
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or				(a) so state; or
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		(b) give no details of any ARREARS.
G3.2	If the SELLER is required to insure the LOT then the SELLER	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(a) must produce to the BUYER on request all relevant insurance details;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;				(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) gives no warranty as to the adequacy of the insurance;				(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) 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;				(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) 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				(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) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;	G7	<b>Notice to complete</b>		(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.
	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:	G12	<b>Management</b>
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G7.3	(a) terminate the CONTRACT;	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(b) claim the deposit and any interest on it if held by a stakeholder;	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
			(c) forfeit the deposit and any interest on it;	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
G4	<b>Title and identity</b>		(d) resell the LOT; 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;
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.		(e) claim damages from the BUYER.		(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
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:		(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.
	(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.		(a) terminate the CONTRACT; and		
	(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.	G8	<b>If the CONTRACT is brought to an end</b>		
	(c) If title is in the course of registration, title is to consist of:		If the CONTRACT is lawfully brought to an end:		
	(i) certified copies of the application for registration of title		(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	<b>Landlord's licence</b>		
		G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		
		G9.4	The SELLER must		

### G13 Rent deposits

- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - (b) give notice of assignment to the tenant; and
  - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

### G14 VAT

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

### G15 TRANSFER as a going concern

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

### G16 Capital allowances

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

### G17 Maintenance agreements

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

### G18 Landlord and Tenant Act 1987

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

### G19 Sale by PRACTITIONER

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

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

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
  - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

### G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
  - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
  - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

### G21 Environmental

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

### G22 Service Charge

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

### G23 Rent reviews

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

### G24 TENANCY renewals

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

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
  - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

### G26 No assignment

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

### G27 Registration at the Land Registry

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

### G28 Notices and other communications

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

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

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

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

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

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,500 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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