

property auction

Thursday 10 September 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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for free advice or to arrange a free valuation

0151 207 6315
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Welcome



Welcome to our third national live streamed auction which will be starting as usual at 12 noon prompt!

Our auctioneer Andrew Binstock will again take the screen to auction over 130 lots in his own inimitable and unique style!

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

Here are just a few of the highlights of what is on offer on the day from across the UK:

Lot 23 15 Ravensthorpe Green, Liverpool L11 3DB

Lot 67 Newsham Park Chapel, 122 Sheil Road, Liverpool L6 7UA

Lot 129 Former Fire Station, 4-5 Station Road, Budleigh Salterton, Devon EX9 6RJ

Lot 50 308 Rice Lane, Liverpool L9 2BL

Lot 102 Land to the rear of 2 Main Road, Holmesfield, Dronfield S18

Lot 61 Apartment 11, Stella Nova, Washington Parade, Bootle, Merseyside L20 4TQ

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team.

We will also be on hand throughout the auction to answer any questions or help with any queries. Good luck with your bidding whether on the phone, by proxy or by internet.

Best wishes and please stay safe!

Cathy Holt MNAEA MNAVA
Associate Director

136 lots available

70+
vacant
residential

30+
residential
investment

3
commercial
investment

12
vacant
commercial

8
development
opportunities

3
land

Highlights



15 Ravensthorpe Green,
Liverpool L11 3DB



Newsham Park Chapel, 122 Sheil
Road, Liverpool L6 7UA



Former Fire Station, 4-5 Station
Road, Budleigh Salterton,
EX9 6RJ



308 Rice Lane,
Liverpool L9 2BL



Land to the rear of 2 Main Road,
Holmesfield, Dronfield S18 7WT



Apartment 11, Stella Nova,
Washington Parade, Bootle,
L20 4TQ

over **80%**
success

£9.7m
raised

over **93**
lots sold

Our live streamed July auction was watched by hundreds of people throughout the UK and generated over £9.4mm worth of sales.

As ever, hosted by our resident auctioneer, Andrew Binstock, we had over 370 bidders registered for the 134 lots being offered.

The results speak for themselves with many vendors delighted with the results we achieved for them – here are just a few of the highlights

Job well done!

I had the pleasure of watching the auction live for my lots. The auctioneer performed the auction like a fine artist, I could see him trying his very best to secure the greatest result for me. Although he must have done it thousands of times, I could really see how much he cares for the vendor's interest. Job well done.

Better still, 3 minutes from the fall of hammer, I received an email from Suttphn Kersh congratulating me on my sale. The final result? A full 85k above the offer the competing auctioneer gave me!

*Yours faithfully
Owen*

Highlights



SOLD

5 Anglesea Road,
Liverpool L9 1EA
Guide Price: £45,000+*
SOLD FOR £65,500



SOLD

46 Alderson Road,
Liverpool L15 2HL
Guide Price £85,000+*
SOLD FOR £128,000



SOLD

3 Alexandra Road, Prenton,
Merseyside CH43 4XX
Guide price £110,000+*
SOLD FOR £154,000



SOLD

20 Leopold Road, Brighton-le-sands,
Liverpool L22 6QZ
Guide price £145,000+*
SOLD FOR £179,000



SOLD

9 Pendlebury Street, Clock Face,
St. Helens, Merseyside WA9 4RF
Guide price £65,000+*
SOLD FOR £87,000



SOLD

94 Finch Lane, Knotty Ash,
Liverpool L14 9QB
Guide price £50,000+*
SOLD FOR £82,000

Absentee bidding guide for live streamed closed door auction

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 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

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. 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.

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

Auctioneer's pre-sale announcements

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

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

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

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

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

Reserve Price

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

Buyer's Fees

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

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.

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

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

together.[®]

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



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

Call us on 0333 242 5856
or find out more at
togetherness.co.uk/auction

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 10 September 2020**

For sale by public auction unless sold prior or withdrawn

1	9 Lister Crescent, Liverpool L7 0HP	£70,000+*
2	54 Sewell Street, Prescot, Merseyside L34 1ND	£50,000-£60,000*
3	256 Picton Road, Wavertree, Liverpool L15 4LP	£85,000+*
4	27 Grieve Road, Liverpool L10 7NH	£85,000+*
5	249-251 County Road, Walton, Liverpool L4 5PE	£100,000+*
6	8 Toxteth Grove, Liverpool L8 9SS	£65,000+*
7	60 Hannan Road, Liverpool L6 6DB	£80,000+*
8	71 Wadham Road, Bootle, Merseyside L20 7DQ	£100,000+*
9	5 Down Terrace, Trimdon Grange, Co Durham TS29 6HH	£45,000+*
10	290 Moorhey Road, Liverpool L31 5LP	£80,000+*
11	Apt 1506, 19 Plaza Boulevard, Liverpool L8 5AE	£85,000+*
12	6 Holgate Park, Thornton, Liverpool L23 1XB	£125,000+*
13	19 Laburnum Road, Liverpool L7 0HT	£250,000+*
14	39 New Street, Platt Bridge, Wigan, Lancashire WN2 5JB	£40,000+*
15	40 Anfield Road, Liverpool L4 0TD	£60,000+*
16	21 Mulberry Road, Birkenhead, Merseyside CH42 3XZ	£30,000+*
17	12 Mirfield Street, Liverpool L6 6BD	£45,000+*
18	53 Oak Leigh, Tuebrook, Liverpool L13 7EN	£45,000+*
19	1 Melling Road, Liverpool L9 0LE	£250,000+*
20	Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX	£45,000+*
21	234 Derby Road, Bootle, Merseyside L20 8LJ	£200,000+*
22	Land at 81 Kensington, Liverpool L7 8UY	£35,000+*
23	15 Ravensthorpe Green, Liverpool L11 3DB	£50,000+*
24	Flat 2, 13a West View, Mold, Clwyd CH7 1DW	£55,000+*
25	117 Duke Street, St. Helens, Merseyside WA10 2JE	£50,000+*
26	16 Lowerson Crescent, Liverpool L11 8LD	£70,000+*
27	34 Hawkins Street, Liverpool L6 6BZ	£40,000+*
28	47 Grosvenor Road, Wavertree, Liverpool L15 0EY	£70,000+*
29	42 Vandyke Street, Liverpool L8 0RT	£85,000+*
30	46 Rice Lane, Liverpool L9 1DD	£125,000+*
31	131 Victoria Court, Southport, Merseyside PR8 2DN	£75,000+*
32	100 Peel House Lane, Widnes, Cheshire WA8 6TQ	£105,000+*
33	Flat 2, Victoria Road, Saltney, Chester CH4 8SS	£65,000+*
34	27 Kempton Road, Wirral, Merseyside CH62 1DL	£75,000+*
35	22 Cambrian Way, Woolton, Liverpool L25 5NT	£185,000+*
36	94 Stevenson Street, Liverpool L15 4HB	£65,000+*
37	194 Boaler Street, Liverpool L6 6AE	£65,000+*
38	53a Sandown Road, Wavertree, Liverpool L15 4JA	£155,000+*
39	55 Orwell Road, Liverpool L4 1RG	£55,000-£65,000*
40	57 Orwell Road, Liverpool L4 1RG	£55,000-£65,000*
41	25 Windsor Road, Bootle, Merseyside L20 0AJ	£90,000+*
42	122 Salisbury Road, Wavertree, Liverpool L15 2HU	£165,000+*
43	41 Hawkins Street, Liverpool L6 6BY	£50,000+*
44	181a Rice Lane, Liverpool L9 1AF	£70,000+*
45	15 Buckingham Road, Tuebrook, Liverpool L13 8AY	£115,000+*
46	4 Coral Avenue, Huyton, Liverpool L36 2PZ	£55,000+*
47	146 Cranborne Road, Wavertree, Liverpool L15 2HZ	£95,000+*
48	54 Stonehill Street, Liverpool L4 2QB	£40,000+*
49	59 Herrick Street, Liverpool L13 2AG	£45,000+*
50	308 Rice Lane, Liverpool L9 2BL	£150,000+*
51	7 Kilburn Street, Litherland, Liverpool L21 8HN	£30,000+*
52	36-38 Breckfield Road North, Liverpool L5 4NH	£175,000+*
53	Apartment 205, 15 Mann Island, Liverpool L3 1EN	£150,000+*
54	147 Ince Avenue, Anfield, Liverpool L4 7UT	£55,000+*
55	Flat 1, 43 Croxteth Road, Liverpool L8 3SF	£30,000+*
56	96b Grange Road West, Prenton, Merseyside CH43 4XF	£35,000+*
57	Land formerly known as 2a Rawcliffe Rd, Liverpool L9 1AW	£10,000-£20,000*
58	73 Sheil Road, Liverpool L6 3AD	£150,000+*
59	33 Earle Road, Liverpool L7 6HA	£100,000+*
60	9 Cheviot Road, Liverpool L7 0JT	£70,000+*
61	Apartment 11, Stella Nova, Washington Parade, Bootle, L20 4TQ	£50,000+*
62	Flat 3, 121 Hartington Road, Toxteth, Liverpool L8 0SF	£50,000+*
63	9 Annesley Road, Wallasey, Merseyside CH44 9BZ	£90,000+*
64	4 Pine Close, Huyton, Liverpool L36 3RR	£80,000+*
65	39 Victoria Road, Tuebrook, Liverpool L13 8AL	£85,000+*
66	14 Keswick Drive, Litherland, Liverpool L21 5JQ	£110,000+*
67	Newsham Park Chapel, 122 Sheil Road, Liverpool L6 7UA	£85,000+*

68	2 Beech Road, Walton, Liverpool L4 5UU	£60,000+*
69	Flat 5 Willow Rise, Liverpool L33 8WZ	£20,000+*
70	Flat 35 Willow Rise, Liverpool L33 8WZ	£20,000+*
71	Land at Greenfields Way, Whitchurch, Shropshire SY13 1DG	£5,000+*
72	Apartment 2, 464 Mill Street, Liverpool L8 4RG	£35,000+*
73	Apt 4 Meribel Square, Prescot, Merseyside L34 5TH	£35,000+*
74	Apt 7 Meribel Square, Prescot, Merseyside L34 5TH	£35,000+*
75	Apt 21 Meribel Square, Prescot, Merseyside L34 5TH	£35,000+*
76	37 Russian Drive, Liverpool L13 7BS	£110,000+*
77	324 Rice Lane, Liverpool L9 2BL	£100,000+*
78	173 Bedford Road, Bootle, Merseyside L20 2DR	£95,000+*
79	12 Silverwell Street, Bolton BL1 1PP	£90,000+*
80	Apartment 3, 106 Haigh Street, Liverpool L3 8NA	£55,000+*
81	123-129 South Road, Waterloo, Liverpool L22 0LT	£150,000+*
82	Flats 1-8, 123 South Road, Waterloo, Liverpool L22 0LT	£250,000+*
83	33 Hinton Street, Fairfield, Liverpool L6 3AP	£75,000+*
84	67 Romer Road, Liverpool L6 6DH	£70,000+*
85	39 Hanwell Street, Liverpool L6 0AN	£40,000+*
86	7 Victoria Road, Tuebrook, Liverpool L13 8AL	£150,000+*
87	115 Grosvenor Road, Wavertree, Liverpool L15 0EZ	£25,000+*
88	29 Needham Road, Liverpool L7 0EE	£75,000+*
89	19 Fiona Walk, Liverpool L10 4YW	£75,000+*
90	25 Longfellow Street, Bootle, Merseyside L20 4JR	£50,000+*
91	54 Burnthwaite Road, Liverpool L14 1QA	£90,000+*
92	134/136 Linacre Road, Litherland, Liverpool L21 8JT	£100,000+*
93	276 Utting Avenue, Liverpool L4 8SY	£70,000+*
94	86 Hawthorne Road/2a Downing Road, Bootle, Merseyside L20 9LX	£85,000+*
95	86 Dorset Road, Anfield, Liverpool L6 4DX	£55,000+*
96	Glendower House, High Street, Glenham, Market Rasen LN8 2EQ	£175,000+*
97	15 New Hall, Liverpool L10 1LD	£150,000+*
98	47 Elm Road, Seaforth, Liverpool L21 1BJ	£125,000+*
99	89 Newcombe Street, Liverpool L6 5AN	£30,000+*
100	37a Glen Terrace, Washington, Tyne and Wear NE38 7AY	£18,000+*
101	Apartment 508, Landmark House, 11 Broadway, Bradford, BD1 1JB	£27,500+*
102	Land to the rear of 2 Main Road, Holmesfield, Dronfield S18 7WT	£150,000+*
103	30 Cockpit Hill, Brompton, Northallerton, North Yorkshire DL6 2RH	£55,000+*
104	10 Victoria Street, Kilnhurst, Mexborough, South Yorkshire S64 5SQ	£75,000+*
105	The Croft, Compton, Marldon, Paignton, Devon TQ3 1TA	£325,000+*
106	Trevarno, South Downs, Redruth, Cornwall TR15 2NW	£100,000-£125,000*
107	Flat 15, Brooklyn Court, 476 Christchurch Road, Bournemouth BH1 4BD	£65,000+*
108	Horseshoes, Goshen Road, Torquay TQ2 6BB	£180,000+*
109	5 & 7 Ship Lane, Combwich, Bridgwater, Somerset TA5 2QT	£125,000-£150,000*
110	Flat H, 458 Babbacombe Road, Torquay TQ1 1HW	£35,000+*
111	11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£40,000+*
112	Tremerryn, Middlewood, North Hill, Launceston, Cornwall PL15 7NN	£100,000+*
113	Site at Tolgarrick Road, Tuckingmill, Camborne, Cornwall TR14 8NH	£180,000+*
114	59 Albion Street, Exmouth, Devon EX8 1JH	£295,000+*
115	37 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£40,000+*
116	3 Topsham Road, Exeter EX2 4EZ	£265,000+*
117	Hillview, Currian Road, Nanpean, St. Austell, Cornwall PL26 7YB	£125,000+*
118	194 Atlantic Bays, St. Merryn, Padstow, Cornwall PL28 8PY	£15,000+*
119	East Hill Farm, East Hill, Blackwater, Truro, Cornwall TR4 8HW	£200,000+*
120	84 North Road, Torpoint, Cornwall PL11 2DU	£100,000+*
121	68 Brookside Crescent, Exeter EX4 8NE	£175,000+*
122	46a, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE	£135,000+*
123	46b, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE	£135,000+*
124	39 Alexandra Road, Illogan, Redruth, Cornwall TR16 4EA	£215,000+*
125	Land to the west side of Bos Heulek, Trembrase, Sennen, TR19 7BN	£110,000+*
126	113 Reddenhill Road, Torquay TQ1 3RT	£235,000+*
127	56 Penmere Drive, Newquay, Cornwall TR7 1QQ	£235,000+*
128	Brooking Lodge, Dartington, Totnes, Devon TQ9 6DW	£375,000+*
129	Former Fire Station, 4-5 Station Road, Budleigh Salterton, EX9 6RJ	£125,000+*
130	Land at Oak Hall Park, Burgess Hill, West Sussex RH15 0BX	£3,000-£5,000*
131	7 Adelaide Street, Stonehouse, Plymouth PL1 3JE	£75,000+*
132	Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ	£147,000+*
133	36 Anson Road, Hull HU9 4SN	£60,000+*
134	11 Warbreck Moor, Liverpool L9 4RN	£65,000+*
135	10 Plumer Street, Liverpool L15 1EE	£50,000+*
136	12 Marcham Way, Norris Green, Liverpool L11 2TA	£55,000+*

Order of sale by type

Commercial investment

- 3 256 Picton Road, Wavertree, Liverpool L15 4LP
- 21 234 Derby Road, Bootle, Merseyside L20 8LJ
- 92 134/136 Linacre Road, Litherland, Liverpool L21 8JT

Development opportunities

- 20 Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX
- 22 Land at 81 Kensington, Liverpool L7 8UY
- 67 Newsham Park Chapel, 122 Sheil Road, Liverpool L6 7UA
- 97 15 New Hall, Liverpool L10 1LD
- 102 Land to the rear of 2 Main Road, Holmesfield, Dronfield S18 7WT
- 113 Site at Tolgarrick Road, Tuckingmill, Camborne, Cornwall TR14 8NH
- 117 Hillview, Currian Road, Nanpean, St. Austell, Cornwall PL26 7YB
- 125 Land to the west side of Bos Heulek, Trembrase, Sennen, TR19 7BN

Land

- 57 Land formerly known as 2a Rawcliffe Rd, Liverpool L9 1AW
- 71 Land at Greenfields Way, Whitchurch, Shropshire SY13 1DG
- 130 Land at Oak Hall Park, Burgess Hill, West Sussex RH15 0BX

Residential investment

- 4 27 Grieve Road, Liverpool L10 7NH
- 6 8 Toxteth Grove, Liverpool L8 9SS
- 8 71 Wadham Road, Bootle, Merseyside L20 7DQ
- 9 5 Down Terrace, Trimdon Grange, Co Durham TS29 6HH
- 11 Apt 1506, 19 Plaza Boulevard, Liverpool L8 5AE
- 13 19 Laburnum Road, Liverpool L7 0HT
- 15 40 Anfield Road, Liverpool L4 0TD
- 28 47 Grosvenor Road, Wavertree, Liverpool L15 0EY
- 33 Flat 2, Victoria Road, Saltney, Chester CH4 8SS
- 36 94 Stevenson Street, Liverpool L15 4HB
- 38 53a Sandown Road, Wavertree, Liverpool L15 4JA
- 39 55 Orwell Road, Liverpool L4 1RG
- 40 57 Orwell Road, Liverpool L4 1RG
- 43 41 Hawkins Street, Liverpool L6 6BY
- 45 15 Buckingham Road, Tuebrook, Liverpool L13 8AY
- 46 4 Coral Avenue, Huyton, Liverpool L36 2PZ
- 61 Apartment 11, Stella Nova, Washington Parade, Bootle, L20 4TQ
- 62 Flat 3, 121 Hartington Road, Toxteth, Liverpool L8 0SF
- 63 9 Annesley Road, Wallasey, Merseyside CH44 9BZ
- 64 4 Pine Close, Huyton, Liverpool L36 3RR
- 66 14 Keswick Drive, Litherland, Liverpool L21 5JQ
- 68 2 Beech Road, Walton, Liverpool L4 5UU
- 69 Flat 5 Willow Rise, Liverpool L33 8WZ
- 70 Flat 35 Willow Rise, Liverpool L33 8WZ
- 73 Apt 4 Meribel Square, Prescot, Merseyside L34 5TH
- 74 Apt 7 Meribel Square, Prescot, Merseyside L34 5TH
- 75 Apt 21 Meribel Square, Prescot, Merseyside L34 5TH
- 77 324 Rice Lane, Liverpool L9 2BL
- 78 173 Bedford Road, Bootle, Merseyside L20 2DR

- 82 Flats 1–8, 123 South Road, Waterloo, Liverpool L22 0LT
- 85 39 Hanwell Street, Liverpool L6 0AN
- 90 25 Longfellow Street, Bootle, Merseyside L20 4JR
- 95 86 Dorset Road, Anfield, Liverpool L6 4DX
- 114 59 Albion Street, Exmouth, Devon EX8 1JH

Vacant commercial

- 5 249–251 County Road, Walton, Liverpool L4 5PE
- 19 1 Melling Road, Liverpool L9 0LE
- 25 117 Duke Street, St. Helens, Merseyside WA10 2JE
- 30 46 Rice Lane, Liverpool L9 1DD
- 44 181a Rice Lane, Liverpool L9 1AF
- 52 36–38 Breckfield Road North, Liverpool L5 4NH
- 79 12 Silverwell Street, Bolton BL1 1PP
- 81 123–129 South Road, Waterloo, Liverpool L22 0LT
- 94 86 Hawthorne Road/2a Downing Road, Bootle, Merseyside L20 9LX
- 96 Glendower House, High Street, Glentham, Market Rasen LN8 2EQ
- 129 Former Fire Station, 4–5 Station Road, Budleigh Salterton, EX9 6RJ
- 134 11 Warbreck Moor, Liverpool L9 4RN

Vacant residential

- 1 9 Lister Crescent, Liverpool L7 0HP
- 2 54 Sewell Street, Prescot, Merseyside L34 1ND
- 7 60 Hannan Road, Liverpool L6 6DB
- 10 290 Moorhey Road, Liverpool L31 5LP
- 12 6 Holgate Park, Thornton, Liverpool L23 1XB
- 14 39 New Street, Platt Bridge, Wigan, Lancashire WN2 5JB
- 16 21 Mulberry Road, Birkenhead, Merseyside CH42 3XZ
- 17 12 Mirfield Street, Liverpool L6 6BD
- 18 53 Oak Leigh, Tuebrook, Liverpool L13 7EN
- 23 15 Ravensthorpe Green, Liverpool L11 3DB
- 24 Flat 2, 13a West View, Mold, Clwyd CH7 1DW
- 26 16 Lowerson Crescent, Liverpool L11 8LD
- 27 34 Hawkins Street, Liverpool L6 6BZ
- 29 42 Vandyke Street, Liverpool L8 0RT
- 31 131 Victoria Court, Southport, Merseyside PR8 2DN
- 32 100 Peel House Lane, Widnes, Cheshire WA8 6TQ
- 34 27 Kempton Road, Wirral, Merseyside CH62 1DL
- 35 22 Cambrian Way, Woolton, Liverpool L25 5NT
- 37 194 Boaler Street, Liverpool L6 6AE
- 41 25 Windsor Road, Bootle, Merseyside L20 0AJ
- 42 122 Salisbury Road, Wavertree, Liverpool L15 2HU
- 47 146 Cranborne Road, Wavertree, Liverpool L15 2HZ
- 48 54 Stonehill Street, Liverpool L4 2QB
- 49 59 Herrick Street, Liverpool L13 2AG
- 50 308 Rice Lane, Liverpool L9 2BL
- 51 7 Kilburn Street, Litherland, Liverpool L21 8HN
- 53 Apartment 205, 15 Mann Island, Liverpool L3 1EN
- 54 147 Ince Avenue, Anfield, Liverpool L4 7UT
- 55 Flat 1, 43 Croxteth Road, Liverpool L8 3SF
- 56 96b Grange Road West, Prenton, Merseyside CH43 4XF
- 58 73 Sheil Road, Liverpool L6 3AD
- 59 33 Earle Road, Liverpool L7 6HA

- 60 9 Cheviot Road, Liverpool L7 0JT
- 65 39 Victoria Road, Tuebrook, Liverpool L13 8AL
- 72 Apartment 2, 464 Mill Street, Liverpool L6 4RG
- 76 37 Russian Drive, Liverpool L13 7BS
- 80 Apartment 3, 106 Haigh Street, Liverpool L3 8NA
- 83 33 Hinton Street, Fairfield, Liverpool L6 3AP
- 84 67 Romer Road, Liverpool L6 6DH
- 86 7 Victoria Road, Tuebrook, Liverpool L13 8AL
- 87 115 Grosvenor Road, Wavertree, Liverpool L15 0EZ
- 88 29 Needham Road, Liverpool L7 0EE
- 89 19 Fiona Walk, Liverpool L10 4YW
- 91 54 Burnthwaite Road, Liverpool L14 1QA
- 93 276 Utting Avenue, Liverpool L4 8SY
- 98 47 Elm Road, Seaforth, Liverpool L21 1BJ
- 99 89 Newcombe Street, Liverpool L6 5AN
- 100 37a Glen Terrace, Washington, Tyne and Wear NE38 7AY
- 101 Apartment 508, Landmark House, 11 Broadway, Bradford, BD1 1JB
- 103 30 Cockpit Hill, Brompton, Northallerton, North Yorkshire DL6 2RH
- 104 10 Victoria Street, Kilnhurst, Mexborough, South Yorkshire S64 5SQ
- 105 The Croft, Compton, Marlton, Paignton, Devon TQ3 1TA
- 106 Trevarno, South Downs, Redruth, Cornwall TR15 2NW
- 107 Flat 15, Brooklyn Court, 476 Christchurch Road, Bournemouth BH1 4BD
- 108 Horseshoes, Goshen Road, Torquay TQ2 6BB
- 109 5 & 7 Ship Lane, Combwich, Bridgwater, Somerset TA5 2QT
- 110 Flat H, 458 Babbacombe Road, Torquay TQ1 1HW
- 111 11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
- 112 Tremerryn, Middlewood, North Hill, Launceston, Cornwall PL15 7NN
- 115 37 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
- 116 3 Topsham Road, Exeter EX2 4EZ
- 118 194 Atlantic Bays, St. Merryn, Padstow, Cornwall PL28 8PY
- 119 East Hill Farm, East Hill, Blackwater, Truro, Cornwall TR4 8HW
- 120 84 North Road, Torpoint, Cornwall PL11 2DU
- 121 68 Brookside Crescent, Exeter EX4 8NE
- 122 46a, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE
- 123 46b, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE
- 124 39 Alexandra Road, Illogan, Redruth, Cornwall TR16 4EA
- 126 113 Reddenhill Road, Torquay TQ1 3RT
- 127 56 Penmere Drive, Newquay, Cornwall TR7 1QQ
- 128 Brooking Lodge, Dartington, Totnes, Devon TQ9 6DW
- 131 7 Adelaide Street, Stonehouse, Plymouth PL1 3JE
- 132 Flat 5, 28 Merton Road, Southsea, Hampshire PO5 2AQ
- 133 36 Anson Road, Hull HU9 4SN
- 135 10 Plumer Street, Liverpool L15 1EE
- 136 12 Marcham Way, Norris Green, Liverpool L11 2TA

LOT

1

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

9 Lister Crescent, Liverpool L7 0HP

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

- A three bed semi-detached • Double glazing • Front and rear gardens • In need of refurbishment

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

Situated In a cul de sac overlooking Lister Green, just off Lister Road which in turn is off Prescott Road (A57) in an established residential location within close proximity to all local amenities, excellent transport links and approximately 2.5 miles to city centre and Universities.

Ground Floor Porch Entrance, Hallway, two Reception Rooms, Kitchen

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Front and Rear Gardens



LOT

2

54 Sewell Street, Prescott, Merseyside L34 1ND

GUIDE PRICE £50,000–£60,000*

VACANT RESIDENTIAL

- Three bed end town house • Central heating
- Double glazing • Rear garden

A three bed end town house benefitting from central heating and double glazing, rear garden. Following upgrade and modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential income being approximately £7800.00 per annum. Cash Only Purchase.

Situated Fronting Sewell Street in a popular and well established residential location close to local amenities, transport links and within walking distance to Prescott town centre. Liverpool city centre is approximately 8 miles away.

Ground Floor Vestibule through lounge, Kitchen/Dining Room, wet room/WC

First Floor Three bedrooms

Outside Rear Garden



LOT

3

256 Picton Road, Wavertree, Liverpool L15 4LP

GUIDE PRICE £85,000+*

COMMERCIAL INVESTMENT

- Ground floor retail unit with two bedroom flat above
- Electric steel roller shutters
- Part double glazing
- Central heating

A three storey property providing a ground floor retail unit, together with a two bedroom self-contained flat above. The property benefits from electric steel roller shutters, part double glazing and central heating. The retail unit is currently let by way of a 5 year licence which started January 2020, to Howlywood Dog Grooming Salon producing £6,600.00 per annum. The flat above is currently vacant and requires a scheme of refurbishment works. When fully let the potential income would be in excess of £13,000 per annum.

Situated Fronting Picton Road in a popular and well established area close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Basement Not inspected

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

Flat Entrance Hallway, Bathroom/WC

First Floor Flat Lounge, Kitchen/Diner

Second Floor Two Bedrooms

Outside Yard to Rear. Access to Flat



LOT

4

27 Grieve Road, Liverpool L10 7NH

GUIDE PRICE £85,000+*

RESIDENTIAL INVESTMENT

- A residential investment property producing £7,800.00 per annum
- Double glazing
- Central heating
- Front and rear gardens

A four bedroom mid-town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of a 12 month Assured Shorthold Tenancy agreement with a 6 month break clause, producing a rental income of approximately £7,800.00 per annum. The property was registered as a four bed HMO and if let to four tenants the potential rental income is approximately £15,600 per annum.

Situated Off Hawksmoor Road which in turn is off Coplehouse Lane in a popular residential location close to local amenities, schooling and approximately 8 miles from Liverpool city centre.

EPC Rating D

Ground Floor Hall, Lounge, dining Room, Kitchen.

First Floor Four Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.



LOT

5

249–251 County Road, Walton, Liverpool L4 5PE

GUIDE PRICE **£100,000+***

VACANT COMMERCIAL

- Three storey double fronted terraced property providing a ground floor retail unit, together with offices/storage rooms above • Electric steel roller shutters

A three storey double fronted terraced property providing a ground floor retail unit, together with offices/storage rooms above. The property benefits from electric steel roller shutters. The property would be suitable for a number of uses, to include conversion to provide self-contained flats or a HMO investment opportunity, subject to any consents. We have been advised by the vendor that plans are being drawn up to convert the property to provide one large commercial unit together with five × one bed apartments above.

Situated Fronting County Road and just off Queens Drive, in a popular and well established area, close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Second Floor Two Rooms

251 County Road
First Floor Three Rooms, WC.

Second Floor Two Rooms

Outside Yard to the rear

Ground Floor Main sales area, three Rear Rooms, Kitchen, WC

249 County Road

First Floor Four Rooms



LOT

6

8 Toxteth Grove, Liverpool L8 9SS

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

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

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

Situated Off Park Road (A561) in a popular and well established residential location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge 4.93m × 3.55m (16' 2" × 11' 8"), Kitchen 3.35m × 2.11m (11' × 6' 11"), Bathroom/WC

First Floor Bedroom 1 3.54m × 2.68m (11' 7" × 8' 10") Bedroom 2 2.92m × 2.75m (9' 7" × 9')

Outside Rear yard.

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

SOLD PRIOR



LOT

7

60 Hannan Road, Liverpool L6 6DB

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

- A three bedroomed mid terrace • Double glazing • Central heating • In need of refurbishment

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. If the property was let to four tenants at £85pppw the potential rental income is approximately £17,680 per annum.

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

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

First Floor Three Bedrooms, Shower/WC.

Outside Yard to rear.



LOT

8

71 Wadham Road, Bootle, Merseyside L20 7DQ

GUIDE PRICE £100,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £13,980.00 per annum • Double glazing • Central heating • Fully furnished to include all white goods

A three storey mid-terraced property converted to provide three × one bedroom self-contained flats. The property benefits from double glazing, central heating and all flats are fully furnished to include all white goods. All flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £13,980.00 per annum.

Situated Off Stanley Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

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

Outside Yard to Rear

Ground Floor Main Entrance Hallway Flat A Lounge, Kitchen, Shower/WC, Bedroom

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



LOT

9

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

10

290 Moorhey Road, Liverpool L31 5LP

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

- Three bedroomed terraced property • Double glazing • Gardens

A three bedroomed terraced property benefiting from double glazing. Following upgrade and refurbishment the property would be suitable for occupation, investment or resale purposes. The property is suitable for cash purchase only.

Situated Off Grosvenor Road which in turn is off Northway in a popular and well established residential location close to local amenities, schooling and transport links. Maghull town centre is approximately 1.5 miles away.

Joint Agent



Ground Floor Hall, two Reception rooms, Kitchen.

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Front and rear gardens.



LOT

11

Apt 1506, 19 Plaza Boulevard, Liverpool L8 5AE

GUIDE PRICE £85,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £6000 per annum
- Double glazing
- Electric heating
- Lift
- Secure entry system

A studio 16th floor modern city centre apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum. The property benefits from double glazing, electric heating, Lift, secure entry system with onsite security and maintenance as well as a communal lounge area and gym access for residents.

Situated Off Stanhope Street in a popular and well established residential location within Liverpool city centre close to local amenities, Universities, amenities and transport links.

Ground Floor Main entrance hallway, Communal Lounge.

16th Floor Apartment Open plan Lounge/kitchen/bedroom, Shower Room/WC



LOT

12

6 Holgate Park, Thornton, Liverpool L23 1XB

GUIDE PRICE £125,000+*

VACANT RESIDENTIAL

- A two bed roomed semi-detached bungalow
- Double glazing
- Central heating
- Gardens
- Driveway

A two bed roomed semi-detached bungalow benefiting from central heating, front and rear gardens and a driveway. Following upgrade and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Holgate which in turn is off Green Lane B5207 in a popular and well established residential location close to local amenities and approximately 2.5 miles from Crosby town centre and Crosby beach.

Ground Floor Vestibule, Lounge, Kitchen, two Bedrooms, Wet Room/WC.

Outside Driveway, Front and Rear Gardens, Outhouse.



LOT
13

19 Laburnum Road, Liverpool L7 0HT

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

- A part let residential investment currently producing £15,600 per annum • Double glazing
- Central heating • Potential income of approx. £32,000 per annum

A double fronted three storey dormer style detached house comprising 6 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 £32,000 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.



LOT
14

39 New Street, Platt Bridge, Wigan, Lancashire WN2 5JB

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

- A three semi-detached house • Double glazing
- Central heating • Gardens

A three bed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum. Please note the property is suitable for cash buyers only

Situated Of Millers Lane in an established residential location which in turn is off Warrington Road (A58) within close proximity to local amenities, schooling and transport links.

Ground Floor Hallway, Lounge, Kitchen/Diner, Shower room/WC.

First Floor Three Bedrooms.

Outside Front and Rear Gardens.



LOT
15

40 Anfield Road, Liverpool L4 0TD

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

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

A three bed roomed 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.

Note We have been advised by the vendor that a Section 21 notice has been served for the tenant to vacate.



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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear

LOT
16

21 Mulberry Road, Birkenhead, Merseyside CH42 3XZ

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A two bed middle terrace
- Double glazing

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

Situated Off Old Chester Road (B5149) in a popular and well-established location within easy reach of local amenities, transport links and approximately 2 miles from Birkenhead town centre.

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

First Floor Two Bedrooms.

Outside Yard to Rear.



LOT
17

12 Mirfield Street, Liverpool L6 6BD

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

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

A two bed roomed middle terraced 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 £6,000 per annum.

Situated Just off Molyneux Road and Boaler Street in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Yard to Rear.



LOT
18

53 Oak Leigh, Tuebrook, Liverpool L13 7EN

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

- Two bedroom end of terrace house • Double glazing • Central heating

A two bedroom end of terrace house benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for investment purposes with a potential rental annual income of £6000 per annum.

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

Ground Floor Vestibule through Living Room/Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear





- Substantial three storey plus cellar detached property comprising a ground floor restaurant/bar • Good order • Double glazing • Central heating • Electric roller shutters • Secure intercom system • CCTV • Double garage

A substantial three storey plus cellar detached property comprising a ground floor restaurant/bar which has until recently traded as the well-known "One Melling Road". To the first and second floors, accessed via a separate side entrance, there are five rooms which we have been advised were previously used for Beauty Therapy with a communal lounge and kitchen. There is also a garage to the side which has the capacity for two cars and also benefits from planning permission for a Cafeteria. The ground floor would be suitable for a number of uses to include continued use as a Restaurant being fully fitted out to include all fixtures and fittings and a polished Rosewood wooden floor, or alternatively conversion to provide self-contained flats, subject to obtaining the necessary consents. The property is in good order throughout and benefits from double glazing, central heating, electric roller shutters, secure intercom system, CCTV and a double garage. The rooms are all fully furnished and ready for immediate let. The potential income when fully let is approximately £40,000 per annum.



Situated On the Corner of Melling Road and Warbreck Moor within walking distance to Aintree Racecourse, local transport links and amenities. Approximately 6 miles from Liverpool city centre.

Basement Chilled Cellar (not inspected)

Ground Floor Restaurant/Bar (60 Covers), Kitchen, Prep room, Walk-in Fridge, Ladies and Gents WC's, Disabled WC's.

Side Entrance: Main Entrance Hallway with secure intercom system.

First Floor Communal Lounge and Kitchen, two × WCs, one Bedroom, Office/Bedroom

Second Floor Three Bedrooms, Shower room/WC

Outside Storeroom, Staff Room, Rear Yard accessed via Warbreck Moor for deliveries, Double Garage.

- Sizeable plot of land suitable for potential re-development subject to any necessary consents

A unique plot of land incorporating the remains of a former cottage forming a sizeable plot. The land would be suitable for potential re-development or renovation subject to gaining the necessary consents. The vendor has provided some plans and artist impressions to erect ten × four bed houses and twelve × two bed apartments, however potential purchasers should make their own enquiries. Please direct planning enquiries to Flintshire County Council, Tel: 01352 703 228.

Situated The land is located on the main A548 coast road at Mostyn between the towns of Prestatyn and Holywell which offer shops, leisure facilities and services.

Note Viewing by external onsite inspection with extreme caution.



What makes us No 1



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



- Mixed use investment producing £38,520.00 per annum
- Double glazing
- Central heating

A three storey plus basement mixed use investment opportunity which consists of a ground floor commercial unit together with a six bed HMO over the first and second floors which are accessed via a separate side entrance. The ground floor is currently let to Nails by... Ltd for 10 years from 29th August at a rental of £12,000 per annum which increases to £15,000 after 5 years. The upper floors are let by way of Assured Shorthold agreements at £85 per person per week with a total of £26,520 per annum. The total rental income is £38,520.00 per annum. The property benefits from double glazing and central heating.

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

Basement 5 Treatment/Beauty Rooms

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

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

Second Floor Three Rooms, Bathroom/WC, Kitchen



LOT
22

Land at 81 Kensington, Liverpool L7 8UY

GUIDE PRICE **£35,000+***

DEVELOPMENT OPPORTUNITIES

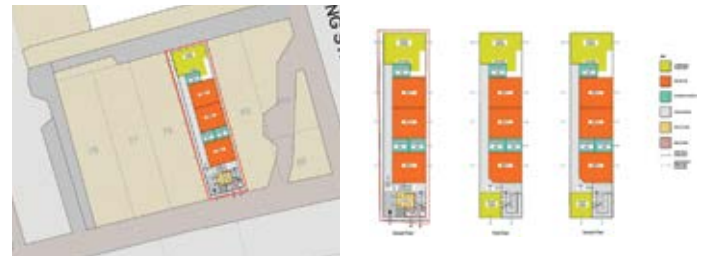
- A cleared site of approximately 90m² offered with the benefit of a pre-planning application

A cleared site of approximately 90m² offered with the benefit of a pre-planning application to redevelop to provide a block of three × 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
23

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

15 Ravensthorpe Green, Liverpool L11 3DB

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A three bed end town house • In need of refurbishment • Gardens • Driveway

A three bedroomed end town house benefiting from gardens and a driveway. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £6,600 per annum.

Situated Off Scargreen Avenue which in turn is off East Lancashire Road (A580) in a popular and well established residential location within close proximity to local amenities, schooling, transport links and approximately 6 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Driveway.



LOT
24

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

GUIDE PRICE **£55,000+***

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.

EPC Rating D

Ground Floor Private Entrance and stairway to first floor.

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

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



LOT
25

117 Duke Street, St. Helens, Merseyside WA10 2JE

GUIDE PRICE **£50,000+***

VACANT COMMERCIAL

- Two storey mid terraced property together with accommodation to the first floor
- Electric roller shutters

A two storey mid terraced property which in the past traded as a Chinese takeaway together with accommodation to the first floor. The property benefits from electric roller shutters. The property would be suitable for a number of uses, to include conversion to provide a self-contained flat to the first floor, subject to any consents. The property does require a scheme of refurbishment works.

Situated Fronting Duke Street near to St Helens town centre within close proximity to all local amenities and transport links.

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

First Floor Front Room, Rear Room, Bathroom/WC



LOT
26

16 Lowerson Crescent, Liverpool L11 8LD

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- Three bedroom semi-detached house
- Double glazing
- Central heating
- Front and back gardens
- Private driveway

A three bedroom semi-detached house benefitting from double glazing, central heating, front and back gardens and a private driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investments purposes. The potential rental income is approximately £7800 per annum.

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

Outside Front and Rear Gardens, Driveway. Shed.

Ground Floor Porch Entrance, Hallway, Cloakroom, through Lounge/Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC



LOT
27

34 Hawkins Street, Liverpool L6 6BZ

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

- A vacant two bedroomed middle terrace property
- Double glazing
- Central heating

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

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

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

First Floor Two Bedrooms.

Outside Rear Yard.



LOT
28

47 Grosvenor Road, Wavertree, Liverpool L15 0EY

GUIDE PRICE £70,000+*

RESIDENTIAL INVESTMENT

- A residential investment opportunity producing £15,360 per annum
- Central heating
- Double glazing

A three/four bed roomed HMO compliant end of terrace house benefiting from double glazing and central heating. The property is in good condition throughout and will be let to four students for the next academic year from September 2020 producing £15,360 per annum.

Situated On the corner of Ash Grove, near Lawrence Road in a popular and well established residential location within close proximity to local amenities, Schooling and transport links. Approximately 2 miles from Liverpool city centre.

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

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

First Floor Three Letting rooms, Bathroom/WC.

Outside Yard to the rear.



LOT
29

42 Vandyke Street, Liverpool L8 0RT

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

- A three/four bed mid terrace
- Double glazing
- Central heating
- Rear garden

A three/four bed roomed middle terraced house benefiting from double glazing, central heating and a garden to the rear. The property is in need of a full upgrade and scheme of refurbishment works. Following refurbishment the property would be suitable for occupation, resale or investment purposes. Alternatively it could be converted to provide a six bed HMO investment opportunity subject to necessary planning consents.

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

Ground Floor Hall, Front Reception Room, Morning Room, Dining Room, Kitchen.

First Floor Three/four Bedrooms, two × Shower Room/WC.

Outside Garden to the rear.

EPC Rating D



LOT
30

46 Rice Lane, Liverpool L9 1DD

GUIDE PRICE **£125,000+***

VACANT COMMERCIAL

- Two storey end of terrace comprising of a ground floor retail unit together with a two bedroomed flat • Double glazing • Central heating

A two storey end of terrace comprising of a ground floor retail unit together with a two bedroomed flat above accessed via a separate side entrance. The retail unit previously traded as a Fish and Chip shop and is being sold fully equipped and ready for continued use however the flat above does require some modernisation following which it would be suitable for investment purposes. The property benefits from double glazing and central heating. When fully let the potential rental income would be in excess of £15,000 per annum. We are advised the advertising hoarding is also included in the sale producing an income of £2,500 per annum

Situated Fronting Rice Lane 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.

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

Outside Yard to the rear.

Ground Floor Shop Main sales area, Prep room/Kitchen, Work station, Rear room, WC.



LOT
31

131 Victoria Court, Southport, Merseyside PR8 2DN

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- Fifth floor one bedroomed apartment • Double glazing • Central heating • Garage • Communal gardens • Parking

A fifth floor one bedroomed apartment benefiting from double glazing, central heating and a garage. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes.

Situated Off York Road in a popular and well established residential location close to local amenities, transport links, Marine Drive, the Promenade and Birkdale village.

Ground Floor Entrance Hall with Stairs and Lift Access

Fifth Floor Flat Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

Outside Communal Gardens, Parking, Garage (number 48)



LOT
32

100 Peel House Lane, Widnes, Cheshire WA8 6TQ

GUIDE PRICE **£105,000+***

VACANT RESIDENTIAL

- Four bed semi-detached • Double glazing
- Central heating • In need of refurbishment

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

Situated Off Albert Road in a popular and well established residential location close to Widnes town centre amenities, schooling and transport links.

Ground Floor Hall, three Reception Rooms, Kitchen

First Floor Four Bedrooms, Bathroom/WC

Outside Yard to the rear.

Note Please note the completion date will be 30th September 2020. Sutton Kersh have not inspected the property internally



LOT
33

Flat 2, Victoria Road, Saltney, Chester CH4 8SS

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

- A residential investment property producing an income of £7,620.00 per annum • Good order
- Central heating • Double glazing

A three bedroomed maisonette with ground floor access benefiting from double glazing, newly fitted kitchen with integrated appliances and central heating. The property is in good order throughout and currently let by way of an Assured Shorthold Tenancy agreement producing £7,620.00 per annum.

Situated The property is set in a popular part of Saltney. Saltney is around 2 miles from the centre of Chester. Saltney has its own facilities including shops, public houses, restaurants, a primary school and a high school. Access to the main road network and Chester Business Park is simple. Nearby is 4 supermarkets and also the Broughton retail park.

Second Floor Three Bedrooms

EPC Rating E

Ground Floor Main Entrance, Hallway.

First Floor Hall, Lounge, Kitchen, Bathroom/WC, Store Cupboard



LOT
34

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
35

22 Cambrian Way, Woolton, Liverpool L25 5NT

GUIDE PRICE £185,000+*

VACANT RESIDENTIAL

- A three bed semi-detached house • Double glazing • Central heating • Gardens • In need of modernisation

An extended three/four bedroom semi-detached property benefiting from double glazing, central heating, off road parking and a large rear garden. The property is in need of a full upgrade and scheme of modernisation works. Once refurbished the property would be suitable for occupation, resale or investment purposes. There is lots of potential to bring this property back to a fabulous family home.

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

Ground Floor Entrance Hall, Living Room, Dining Room with patio doors, Morning Room, Kitchen, utility room

First Floor Three Bedrooms, Additional Room off Master Bedroom, Wetroom/WC

Outside Large matured Garden, Garage, WC

Note We are advised there was Japanese knotweed to the side however this is now being treated and comes with a 10 year guarantee.



LOT
36

94 Stevenson Street, Liverpool L15 4HB

GUIDE PRICE £65,000+*

RESIDENTIAL INVESTMENT

- A residential investment opportunity producing £4,320 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 £4,320 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, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear



LOT
37

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

194 Boaler Street, Liverpool L6 6AE

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

- Three bedroomed mid terraced house
- Double glazing

A three bedroomed mid terraced house benefiting from double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with the potential rental income being approximately £7200 per annum. Alternatively the property could be let to four tenants at a rental income of £85pppw subject to any consents.

Situated Fronting Boaler Street in a popular and well established residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

Ground Floor Hall, two Reception rooms, Kitchen (no fittings)

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to Rear



LOT
38

53a Sandown Road, Wavertree, Liverpool L15 4JA

GUIDE PRICE **£155,000+***

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £8,160 per annum • Double glazing
- Central heating • Gardens • Driveway
- Integral garage

A three bedroomed detached property benefiting from double glazing, central heating, gardens, driveway and an integral garage. The property is currently let by way of an Assured Shorthold tenancy producing £8,160 per annum.

Situated Off Rathbone Road (B5179) within close proximity to local transport links and amenities including Edge Lane Retail Park. Approximately 3 miles from Liverpool city centre.

Ground Floor Porch, Lounge, Dining Room, Kitchen, Conservatory.

First Floor Three Bedrooms with ensuite to master, Family Bathroom/WC.

Outside Garage with up and over doors, driveway, gardens to the front and rear.



LOT
39

55 Orwell Road, Liverpool L4 1RG

GUIDE PRICE **£55,000–£65,000***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental of £4,788 per annum • Double glazing • Central heating

A three bed end terrace property benefitting from double glazing and central heating. We have been advised the property is in good order throughout and currently let by way of Assured Shorthold Tenancy at a rental of £4,788.00 per annum.

Situated Off Melrose Road A5038, close to local amenities and approximately 2 miles from Liverpool city centre

Ground Floor Hall, two Reception Room, Kitchen, Utility Room, WC

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the Rear

Note Sutton Kersh have not internally inspected the property.



LOT
40

57 Orwell Road, Liverpool L4 1RG

GUIDE PRICE £55,000–£65,000*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental of £4,788.00 per annum
- Double glazing
- Central heating

A three bed mid terrace property benefitting from double glazing and central heating. We have been advised that the property is in good order throughout and currently let by way of Assured Shorthold Tenancy at a rental of £4,788.00 per annum.

Situated Off Melrose Road A5038, close to local amenities and approximately 2 miles from Liverpool city centre

Ground Floor Hall, two Reception Room, Kitchen, Utility Room, WC

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the Rear

Note Sutton Kersh have not internally inspected the property.



LOT
41

25 Windsor Road, Bootle, Merseyside L20 0AJ

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

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

A three bedroomed detached property benefitting 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 £7,800 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
42

122 Salisbury Road, Wavertree, Liverpool L15 2HU

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

- A semi-detached property providing five letting rooms
- Double glazing, central heating
- Fully furnished

A semi-detached property providing five letting rooms benefiting from double glazing, central heating and comes fully furnished. The property has until recently been fully let producing £17,875 per annum.

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

Ground Floor Vestibule, Hall, Lounge Letting room, Kitchen, Bathroom/WC

First Floor Four Letting rooms, Bathroom/WC

Outside Rear yard.



LOT
43

41 Hawkins Street, Liverpool L6 6BY

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- A residential investment property producing £4,800 per annum
- Double glazing
- Central heating

A two bed roomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £4,800.00 per annum.

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

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.



LOT
44

181a Rice Lane, Liverpool L9 1AF

GUIDE PRICE £70,000+*

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 bed roomed 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



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

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

Second Floor Two Bedrooms.



SOLD PRIOR

LOT
45

15 Buckingham Road, Tuebrook, Liverpool L13 8AY

GUIDE PRICE £115,000+*

RESIDENTIAL INVESTMENT

- Part let residential investment opportunity producing £9,432 per annum
- Double glazing
- Central heating
- Gardens

A part let residential investment opportunity producing £9,432 per annum. A large double fronted two-storey plus basement middle terrace house converted to provide three self-contained flats (one × two bed and two × one bed) benefiting from double glazing, central heating and gardens. If the property was fully let the potential rental income is in excess of £14,700 per annum. A pre-planning application was submitted in 2017 to convert the existing building from three to six apartments, further details and drawings are available at the auctioneers office. Alternatively the property would be suitable for a number of uses, subject to obtaining the necessary consents.

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 Main Entrance Hall. Flat 1 Hall, Lounge, Kitchen/Diner, two Bedrooms, Bathroom/WC

First Floor Flat 2 Hall, Lounge, Kitchen/Diner, 1 Bedroom, Bathroom/WC

Flat 3 Hall, Lounge, Kitchen/Diner, 1 Bedroom, Bathroom/WC

Basement Used for storage and individual meters – not inspected.



Outside Front and Rear Gardens.

Tenure Freehold.

Joint Agent



LOT
46

4 Coral Avenue, Huyton, Liverpool L36 2PZ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £4,940.00 per annum
- Double glazing
- Gardens
- Off road parking

A three bedroomed terraced property currently let by way of a Regulated Tenancy which is producing £4,940.00 per annum. The property benefits from double glazing, gardens and off road parking.

Situated Off Kingsway in a popular residential location within easy access to Huyton Village and approximately 5 miles from Liverpool city centre.

Note Please note Sutton Kersh have not carried out an internal inspection, all information has been provided by the seller.

Ground Floor Two Rooms, Kitchen.

First Floor Three Rooms, Bathroom/WC

Outside Gardens. Driveway.

EPC Rating E



LOT
47

146 Cranborne Road, Wavertree, Liverpool L15 2HZ

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

- A three/four bedroom middle terraced house
- Double glazing
- Central heating

A three/four bedroomed middle terraced house benefiting from double glazing and central heating. The property is in need of modernisation. The property would be suitable for investment purposes and if let to four individual tenants at £80pppw the potential rental income would be approximately £16,640 per annum. There is potential to extend the kitchen and also carry out a loft conversion to provide another lettable bedroom. Subject to gaining any necessary planning consents.

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

Note Please note Sutton Kersh have not carried out an internal inspection, all information has been provided by the seller.

Ground Floor Hall, two Reception Rooms, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Yard to the rear.



LOT
48

54 Stonehill Street, Liverpool L4 2QB

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

- Two bedroomed end of terrace • Double glazing • Central heating • Newly refurbished

A two bedroomed end of terraced house benefiting from central heating and double glazing with new glazing. The property has recently been refurbished to include new carpets and would be suitable for immediate investment purposes with a potential rental income of approximately £5,700 per annum.

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

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

First Floor Two Bedrooms

Outside Yard to Rear



LOT
49

59 Herrick Street, Liverpool L13 2AG

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

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

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

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

Joint Agent



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

First Floor Two Bedrooms.

Outside Yard to Rear.





- A redevelopment opportunity • Potential income being in excess of £46,000 per annum

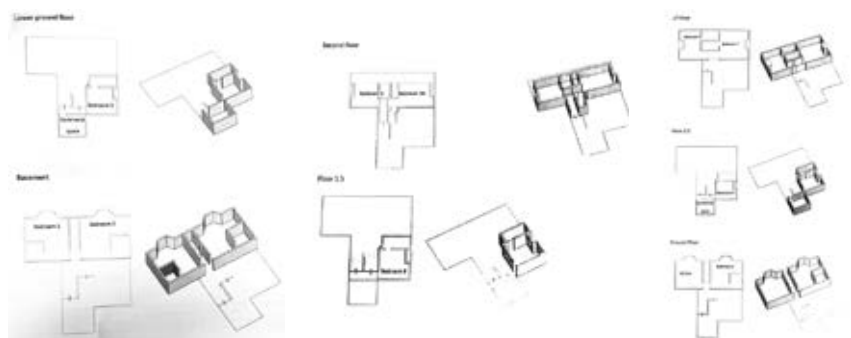
A redevelopment opportunity to convert the existing property into a 10 bedrooled HMO subject to gaining any necessary planning consents. Previously the property was arranged as four individual flats. The potential income if let at £90 pppw being in excess of £46,000 per annum. The property has recently suffered some fire damage and some rooms have been taken back to bare brick. There are currently no fittings.

Situated Fronting Rice Lane at its junction with Hornby 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.

Outside Off Street parking for a number of cars, Gardens.

Potential 10 bedroom HMO layout and approximate floor areas for 308 Rice lane

Room	Floor	Size (m2)	En suite size (m2)
Bedroom 1	Basement	16	3.6
Bedroom 2	Basement	18	5
Bedroom 3	Lower ground	9.6	3.9
Bedroom 4	Ground floor	18.5	2.2
Bedroom 5	0.5 floor	9.6	3.9
Bedroom 6	1 st floor	14.2	3.8
Bedroom 7	1 st floor	22	3.8
Bedroom 8	1.5 floor	9.6	3.9
Bedroom 9	2 nd floor	9	2.6
Bedroom 10	2 nd floor	14.5	2.7
Kitchen	Ground floor	21.5	N/A
Communal space 1	Lower ground	4.8	N/A
Communal space 2	0.5 floor	4.8	N/A



LOT
51

7 Kilburn Street, Litherland, Liverpool L21 8HN

GUIDE PRICE £30,000+*

VACANT RESIDENTIAL

- Two bed middle terrace • Majority double glazing • Central heating

A two bed roomed middle terraced property benefiting from majority double glazing and central heating. The property is in need of a scheme of upgrade and refurbishment works, following which would be suitable for investment purposes with a potential income in excess of £4,800 per annum.

Situated Off Linacre Road (A567) within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Lounge, Dining room, Kitchen (no fittings)

First Floor Two bedrooms, Bathroom/W.C (no fittings)

Outside Rear yard.



LOT
52

36-38 Breckfield Road North, Liverpool L5 4NH

GUIDE PRICE £175,000+*

VACANT COMMERCIAL

- Pair of three storey plus basement interconnecting terraced properties converted to provide eight offices • Double glazing • Central heating • Air conditioning • Electric roller shutters • Alarm • Key coded doors to ground floor • Fire doors • Secure intercom system

A pair of three storey plus basement interconnecting terraced properties converted to provide eight offices with kitchen facilities on each floor and lift service. The property is in good condition and benefits from double glazing, central heating, air conditioning, electric roller shutters to the front and rear, alarm, key coded doors to ground floor, fire doors and a secure intercom system. The property is in good order throughout and would be suitable for continued use or conversion to provide a ten bed HMO investment opportunity, subject to any consents. If the property was converted and fully let the potential rental income is approximately £54,000 per annum.

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

Basement Storage, Lift, Maintenance Shaft.

Ground Floor Main Entrance Hallway with secure entry system, Reception area, two Offices, Store Cupboard, Disable WC, Kitchen, Main Office.



First Floor Four Offices, Kitchen area, two × Disabled WCs.

Outside Yard to Rear, On Street Parking.

Second Floor Large Conference Room, Kitchen, two Rooms (one person office space)

LOT
53

Apartment 205, 15 Mann Island, Liverpool L3 1EN

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

- Modern two bed apartment • Double glazing
- Electric heating • 24 hour concierge

A modern second floor two bed roomed apartment benefiting from double glazing, electric heating, 24 hour concierge and lift access. The property is in good condition throughout and has until recently been let producing £12,000 per annum.

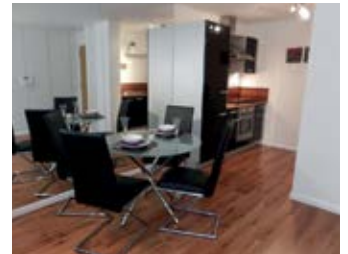
Situated In Liverpool city centre off St Pauls Square within walking distance to all local amenities, Bars, Restaurants, Universities.

Joint Agent



Ground Floor Main Entrance, Concierge reception.

Second Floor Apartment Hall, Lounge, Kitchen, two Bedrooms, En-suite Bathroom/WC, Family Bathroom/WC



LOT
54

147 Ince Avenue, Anfield, Liverpool L4 7UT

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- A two/three bed, mid terraced house • Double glazing and central heating

A two/three bed roomed middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated Off Stanley Park Avenue South in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Joint Agent



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

First Floor Two Bedrooms, Box Room, Bathroom/WC

Outside Yard To Rear

EPC Rating D



LOT
55

Flat 1, 43 Croxteth Road, Liverpool L8 3SF

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- Two bedroomed basement flat
- Own separate entrance
- Communal gardens
- Off road parking

A two bedroomed basement flat benefiting from its own separate side entrance within a three storey semi-detached house with communal gardens and off road parking. Following a full upgrade and scheme of refurbishment works would be suitable for investment purposes. We are advised that planning permission was not applied for and potential purchasers should make their own enquiries.

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

Basement Hallway, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside Communal Gardens and parking



LOT
56

96b Grange Road West, Prenton, Merseyside CH43 4XF

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Two bedroomed first floor flat
- Double glazing
- Central heating

A two bedroomed first floor flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £4,740 per annum.

Situated Off Eastbourne Road, in Prenton, Birkenhead in a well-established sought after area. With easy access to local amenities and transport links.

Ground Floor Main entrance Hallway.

First Floor Flat Hall, two Bedrooms, Kitchen, Lounge and Bathroom/WC

EPC Rating D



LOT
57

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

GUIDE PRICE **£10,000–£20,000***

LAND

- Land with potential for redevelopment subject to any necessary consents

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

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



LOT
58

73 Sheil Road, Liverpool L6 3AD

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

- A three storey end of terrace property currently providing six letting rooms.
- Good order
- Double glazing • Central heating • Furnished

A three storey end of terrace property currently providing six letting rooms. The property is in good order throughout, benefits from double glazing and central heating and will come furnished. The property has previously been used as an Airbnb. Subject to the relevant consents there is potential to let to 6 individuals at £85 pppw with the potential income being in excess of £26,520 per annum.

Situated Fronting Shiel Road in a popular and well established location close to local amenities and approximately 2 miles from Liverpool city centre.

Second Floor Two Bedrooms (one with an ensuite Shower/WC)

Outside Rear Yard.

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

First Floor Three Letting Rooms (one with an ensuite shower/WC), Bathroom/W.C



LOT
59

33 Earle Road, Liverpool L7 6HA

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

- Three storey end terrace house converted to provide two self-contained flats • Double glazing

A three storey end terrace house converted to provide two self-contained flats (one × one & one × two beds). The property benefits from double glazing and the ground floor flat benefits from central heating. Following upgrades and modernisation, the property would be suitable for investment purposes with a potential annual income in excess of £12,000 per annum. Alternatively it could be converted to provide a six/seven bed HMO, subject to any consents.

Situated Just off Smithdown Road in a popular and well established residential location close to local amenities, schooling, transport links and approximately 2 miles from Liverpool city centre.

Second Floor WC, Bathroom, Bedroom

Outside Yard to rear

Ground Floor Main entrance Hallway

Flat 1 Living Room, Bedroom, Kitchen, Bathroom/WC

First Floor Flat 2 Lounge, Kitchen, Bedroom



LOT
60

9 Cheviot Road, Liverpool L7 0JT

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

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

A two bedroomed middle terraced house benefiting from double glazing and central heating. The vendor has advised the property was fully renovated approximately 3 years ago to include new double glazing, central heating, kitchen and bathroom. There is also potential to convert the loft to provide a further bedroom subject to obtaining the necessary consents. If let to 3 individuals at £85pppw the potential rental income would be in excess of £13,260 per annum.

Situated Off Grampian Road which in turn is off Edge Lane in a popular and established residential location close to Edge Lane amenities, schooling and just over 1.5 miles from the University of Liverpool and the Royal Liverpool Hospital.

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

Ground Floor Lounge, Kitchen/Dining Room.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
61

Apartment 11, Stella Nova, Washington Parade, Bootle, L20 4TQ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- A second floor, two bed apartment • Within a purpose build block, benefitting from electric heating, double glazing, on site gym, roof garden and concierge

A second floor two bedroom apartment within a purpose built block benefitting from double glazing, electric heating, intercom system, lift, concierge, on site gym and roof garden available to all tenants. The property requires modernisation and is let by the way of an Assured Shorthold Tenancy to a long standing tenant producing a rental income of £5,820 per annum.

Situated On the intersection of Strand Road & Washington Parade opposite the Strand Shopping Centre and Bus Station and adjoining the train station. Liverpool city centre is approximately 3 miles away.

Note Sutton Kersh have not inspected the property internally.

Ground Floor Communal Entrance Hall

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



LOT
62

Flat 3, 121 Hartington Road, Toxteth, Liverpool L8 0SF

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- One bedroomed first floor flat • Double glazing
- Central heating

A one bed first floor flat within a semi-detached property. The flat benefits from double glazing, central heating and until recently has been let at £6,000 per annum.

Situated Off Croxteth Road on a popular and well established residential location close to local amenities, Sefton Park and is approximately 2 miles from Liverpool city centre.

Note There are 4 flats within the building (all owned by individual vendors), no management company currently however enquiries are being made to put one in place before the auction date. Further details will be outlined in the legal pack. There is also potential to purchase the other flats on separate sales. If this is of interest please speak to a member of staff.

Ground Floor Main Entrance Hallway

First Floor Flat 3 Hall, Kitchen/Lounge, Bathroom/WC, Bedroom

Outside Yard to Rear



LOT
63

9 Annesley Road, Wallasey, Merseyside CH44 9BZ

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £8,448 per annum
- Double glazing
- Central heating

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 £8,448 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.

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

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
64

4 Pine Close, Huyton, Liverpool L36 3RR

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £6300 per annum
- Double glazing
- Central heating
- Driveway
- Front and rear gardens

A three bedroomed mid-town house property let by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum. The property benefits from double glazing, central heating, driveway and gardens to the front and rear.

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

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

Ground Floor Hall, Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

Outside Driveway, Front and Rear Gardens.



LOT
65

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

39 Victoria Road, Tuebrook, Liverpool L13 8AL

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

- Good sized four bed semi-detached house which has suffered fire damage and is in need of a full upgrade scheme
- Large rear garden

A good sized four bed semi-detached house which has suffered fire damage and is in need of a full upgrade and scheme of refurbishment works. The property has a very large rear garden which is not overlooked. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

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.

Note We have not inspected the property therefore the accommodation/number of rooms cannot be confirmed.

Ground Floor Hall, two Reception Rooms, Kitchen

First Floor Four Bedrooms, Bathroom/WC

Outside Gardens front and rear



LOT
66

14 Keswick Drive, Litherland, Liverpool L21 5JQ

GUIDE PRICE £110,000+*

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £6,480 per annum
- Gardens
- Driveway

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 £6,480 per annum.

Situated Off Ennerdale Drive which in turn is off Kirkstone Road South within close proximity to local amenities and schooling. Approximately 5.5 miles from Liverpool city centre.

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

Ground Floor Porch Entrance, Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms (master with ensuite shower room/WC), Bathroom/WC.

Outside Front and Rear Gardens, driveway, brick outhouse



LOT
67

Newsham Park Chapel, 122 Sheil Road, Liverpool L6 7UA

GUIDE PRICE **£85,000+***

DEVELOPMENT OPPORTUNITIES

- A freehold two storey former chapel
- Central heating
- Front forecourt
- Rear yard

A Freehold part single part two storey former chapel together with a two bed roomed house with its own separate entrance. The property would be suitable for a number of uses to include residential conversion to provide self-contained flats, subject to gaining any necessary planning consents. The property benefits from central heating, front forecourt and rear yard.

Situated Fronting Sheil Road (B5188) in a popular and well established residential location close to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

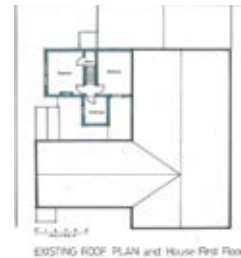
Basement Cellar One Room (not inspected)

Ground Floor Main Entrance – Large Church Hall, Open Plan sitting room/Kitchen, Disabled WCs, Ladies and Gents WCs, rear Room, Storage Cupboard, Rear Room, Store room with access to yard.

Ground Floor House Part Two Rooms, Kitchen

First Floor Two Rooms, Bathroom/WC

Outside Rear Yard, Boiler House.



LOT
68

2 Beech Road, Walton, Liverpool L4 5UU

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £5,640.00 per annum
- Double glazing
- Central heating

A three bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement holding over currently producing a rental income of £5,640.00 per annum.

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

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Note Sutton Kersh have not inspected the property internally.



LOT
69

Flat 5 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£20,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,400 per annum
- Double glazing
- Electric heating
- Balcony
- Secure intercom system
- Parking

A first floor two bedroom apartment benefiting from double glazing, electric heating, a balcony, secure intercom system and parking. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

Situated Off Old Rough Lane within walking distance to Kirkby town centre, close to local amenities, schooling and approximately 10 miles from Liverpool city centre.

Ground Floor Entrance Hall, Lift Access, Gym.

First Floor Flat Hall, Living Room/Kitchen, two Bedrooms, Bathroom/WC, Balcony

Outside Parking



LOT
70

Flat 35 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£20,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,400 per annum
- Double glazing
- Electric heating
- Two balconies
- Secure intercom system
- Parking

A sixth floor two bedroom duplex apartment benefiting from double glazing, electric heating, two balconies secure intercom system and parking. There is a lift service to all floors and a gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

Situated Off Old Rough Lane and within walking distance to Kirby town centre, local amenities and schooling. Approximately 10 miles from Liverpool city centre.

Seventh Floor Flat Hall, Bathroom/WC, Main Bedroom, second Bedroom with Balcony Access.

Outside Parking

Ground Floor Entrance Hall, Lift Access

Sixth Floor Flat Living Room/ Dining Room/Kitchen, WC, Balcony



LOT
71

Land at Greenfields Way, Whitchurch, Shropshire SY13 1DG

GUIDE PRICE **£5,000+***

LAND

- Two plots of land suitable for a number of potential uses

Two plots of land located either side of Greenfields Road. The plot on the east side measures approximately 643.7m² and the plot on the west side measures approximately 662.8m². The land may be suitable for a number of uses, however potential purchasers should rely on their own enquiries.

Situated Either side of Greenfields Way in a popular residential location close to Whitchurch town centre amenities and 2 miles from the Welsh border.



LOT
72

Apartment 2, 464 Mill Street, Liverpool L8 4RG

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- A one bedroom plus box room first floor flat, benefitting from double glazing and central heating

A one bedroomed plus box room first floor flat which has been newly refurbished throughout and benefits from double glazing and central heating. When let the potential income being in excess of £4,800 per annum.

Situated Off Beresford Road, in a popular and well established residential location close to local amenities, schooling, transport links, universities and approximately 1 mile from Liverpool city centre.

Ground Floor Communal Entrance hallway.

First Floor Flat Hall, Open Plan Kitchen/Lounge, Bathroom/WC, Bedroom, Box Room.



LOT
73

Apt 4 Meribel Square, Prescot, Merseyside L34 5TH

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £5,220 per annum
- Double glazing
- Central heating

A ground floor one bed roomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy producing £5,220 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

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

Outside Communal gardens.

Note Sutton Kersh have 3 of the apartments listed for sale, there is potential to purchase as one lot prior to auction. Any interested parties should contact the auctioneers office to speak to a member of staff.



LOT
74

Apt 7 Meribel Square, Prescot, Merseyside L34 5TH

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £5,100 per annum
- Double glazing
- Central heating

A first floor one bed roomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property is in good condition throughout and currently let by way of an Assured Shorthold tenancy producing £5,100 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Ground Floor Main Entrance Hallway.

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

Outside Communal gardens.

Note Sutton Kersh have 3 of the apartments listed for sale, there is potential to purchase as one lot prior to auction. Any interested parties should contact the auctioneers office to speak to a member of staff.



LOT
75

Apt 21 Meribel Square, Prescot, Merseyside L34 5TH

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,100 per annum
- Double glazing
- Central heating

A first floor one bed roomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property is currently let by way of an Assured Shorthold tenancy producing £5,100 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Ground Floor Main Entrance Hallway.

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

Outside Communal gardens.

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

Note Sutton Kersh have 3 of the apartments listed for sale, there is potential to purchase as one lot prior to auction. Any interested parties should contact the auctioneers office to speak to a member of staff.



LOT
76

37 Russian Drive, Liverpool L13 7BS

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

- A three bed town house
- Partial double glazing
- Central heating
- Gardens

A three bedroomed end town house benefiting from partial double glazing, central heating and gardens. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with the potential rental income being approximately £7,800 per annum.

Situated Off Green Lane in a popular and established residential location within easy reach of Tuebrook and Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/Diner, Kitchen.

First Floor Three Bedrooms, Shower Room/WC.

Outside Front and Rear Gardens.



LOT
77

324 Rice Lane, Liverpool L9 2BL

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £9,360 per annum
- Double glazing
- Electric heating

An end of terraced property converted to provide three × one bed self-contained flats benefiting from double glazing and electric heating. Two of the flats are currently let producing a rental income of £9,360 per annum. When fully let the potential income would be approximately £14,000 per annum.

Situated Fronting Rice Lane (A59) in a popular and well established location within walking distance to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

Second Floor Flat Hall, Living Room, Kitchen, Bathroom/WC, Bedroom. Sutton Kersh have not internally inspected this flat

Outside Yard to Rear

Ground Floor Hall Flat Hall, Living Room, Kitchen, Bathroom/WC, Bedroom

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



LOT
78

173 Bedford Road, Bootle, Merseyside L20 2DR

GUIDE PRICE **£95,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £9,360 per annum
- Double glazing
- Electric heating

A middle terraced property converted to provide three × one bed self-contained flats benefitting from double glazing and electric heating. Two of the flats are currently let producing a rental income of £9,360 per annum. When fully let the potential income would be approximately £14,040 per annum.

Situated Off Hawthorne Road (A5090) in a popular and well established residential location close to local amenities, transport links and approximately 3 miles from Liverpool city centre.

Second Floor Flat Living Room/Kitchen, Bedroom with ensuite Shower Room/WC.

Outside Yard to Rear

Lower Ground Floor
Basement Not inspected

Ground Floor Hall Flat Living Room, Bedroom, Kitchen, Bathroom/WC

First Floor Flat Living Room, Bedroom, Kitchen, Bathroom/WC Please note Sutton Kersh have not internally inspected



LOT
79

12 Silverwell Street, Bolton BL1 1PP

GUIDE PRICE £90,000+*

VACANT COMMERCIAL

- Two storey plus basement double fronted mid-terraced office building • Central heating

The property comprises a two storey plus basement double fronted mid-terraced office building benefiting from central heating. The premises have potential for alternative uses including conversion to residential subject to gaining the necessary planning consents.

Situated Off Bradshawgate (A575) in a popular and well-established location within close proximity to local amenities and within walking distance to the town centre.

Ground Floor Reception area including partitioned office, two Offices.

First Floor Four Offices, Kitchen, WCs.



LOT
80

Apartment 3, 106 Haigh Street, Liverpool L3 8NA

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

- A ground floor two bedroomed modern apartment, benefitting from double glazing and electric heating

A two bedroom ground floor modern apartment within a purpose built block, benefitting from double glazing and electric heating. The property is in good order throughout and when let the potential income being in excess of £6,000 per annum.

Situated Off Everton Brow, in a popular and well established residential location, close to local amenities, schooling, transport links, Universities and less than 1 mile from Liverpool city centre.

Ground Floor Flat Hall, Open Plan Kitchen/Lounge, two Bedrooms (one with ensuite shower room/WC), Bathroom/WC.

Outside Communal Parking.



- Triple fronted ground floor retail unit within a substantial three storey building
- Part of the rear ground floor is offered with planning permission for change of use from retail to three self-contained flats
- Total Area 3789 sq ft

The property comprises a triple fronted ground floor retail unit within a substantial three storey building. Part of the rear ground floor is offered with planning permission for change of use from retail (A1) to three self-contained flats (C3) however it would also be suitable for a number of uses, subject to consents. Total Area 3789 sq ft. Planning ref: DC/2019/0093.1.

The flats above are being offered separately as the next lot number

Situated Fronting South Road and on the corner of Willoughby Road off the A565 which runs between Liverpool and Southport and is approximately 4 miles north of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

Ground Floor Large Sales area, Rear room, Kitchen Area, WC.

Outside Yard to Rear.

Note Please note VAT is applicable on the purchase price.



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Dear Victoria,

I would like to take this opportunity to thank you and your team for such a professional approach at all stages of the process. It was indeed a pleasure dealing with your organisation. You managed to sell all the 7 properties we had in record time and at good prices. I would not hesitate to recommend yourselves to anyone.

*Thanks
Khurram*



- Residential investment opportunity comprising eight self-contained flats (four × two bed and four × one bed) situated above three inter-connecting retail units offered as a separate lot
- Secure intercom system
- Double glazing
- Electric heating.
- Currently let by way of ASTs producing approximately £38,000 per annum

A residential investment opportunity comprising eight self-contained flats (four × two bed and four × one bed) situated above three inter-connecting retail units offered as a separate lot. The flats benefit from a secure intercom system, double glazing and electric heating and are all currently let by way of Assured Shorthold tenancies producing approximately £38,000 per annum.

Situated Fronting South Road Off the A565 which runs between Liverpool and Southport and is approximately 4 miles north of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

Ground Floor Separate front Entrance.

First Floor Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

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

Flat 3 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

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

Second Floor Flat 5 Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

Flat 6 Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

Flat 7 Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

Flat 8 Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

Note Please note Sutton Kersh have not inspected the full property and the layout details have been provided by the vendor.

LOT
83

33 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- A two/three bed middle terrace • Double glazing • Central heating

A two/three bed roomed middle terraced house. We have been advised by the vendor it has been newly refurbished throughout. The property benefits from double glazing and central heating. The property is suitable for immediate occupation or investment purposes and if let to three individuals at £85 pppw the potential income being in excess of £13,260 per annum.

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

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



Ground Floor Hall, Communal Lounge and Kitchen, 1 Letting room.

First Floor Communal Shower room/WC, two Letting rooms.

Outside Rear Yard.

LOT
84

67 Romer Road, Liverpool L6 6DH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

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

A three bedroomed end terrace property which benefits from double glazing and central heating. The property would be suitable for investment purposes. If let to four individual tenants at £85 pppw the potential income being in excess of £17,680.00 per annum.

Situated Off Kensington (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

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

POSTPONED



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

First Floor Three bedrooms with en suite shower room to the rear bedroom, Bathroom/WC

Outside Yard to Rear.

LOT
85

39 Hanwell Street, Liverpool L6 0AN

GUIDE PRICE £40,000+*

RESIDENTIAL INVESTMENT

- A residential investment opportunity producing £4,800 per annum
- Double glazing
- Central heating

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

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

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

First Floor Two Bedrooms

Outside Yard to Rear.

Note Please note that Sutton Kersh have not carried out an internal inspection.



LOT
86

7 Victoria Road, Tuebrook, Liverpool L13 8AL

GUIDE PRICE £150,000+*

VACANT RESIDENTIAL

- A three storey plus basement four bedroomed semi-detached house, benefiting from double glazing and central heating

A three storey plus basement four bedroomed semi-detached house benefiting from double glazing, central heating and front and rear gardens. The property would be suitable for HMO purposes or potential conversion into five flats subject to gaining any necessary planning consents.

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

Outside Front and Rear Gardens.

Lower Ground Floor Lounge, Kitchen, Utility Room.

Ground Floor Vestibule, Hall, two Reception Rooms, Shower Room/WC.

First Floor Two Rooms, Shower Room/WC.

Second Floor Two Rooms.



LOT
87

115 Grosvenor Road, Wavertree, Liverpool L15 0EZ

GUIDE PRICE **£25,000+***

VACANT RESIDENTIAL

- Vacant two bedroomed middle terrace property
- In need of full upgrade and refurbishment

A vacant two bedroomed middle terrace property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for occupation, re sale or investment purposes.

Situated Off Plumer Street which in turn is off Picton Road within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen (no fittings)

First Floor Two Bedrooms.

Outside Rear Yard. W.C.

Note The property does not have an internal Bathroom.



LOT
88

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
89

19 Fiona Walk, Liverpool L10 4YW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- Three bed end town house • Double glazing
- Central heating

A three bedroom end town house benefiting from double glazing, central heating, front and rear gardens. The property is in good condition throughout and would be suitable for occupation, resale or investment purposes.

Situated Just off Copple House Lane, in a popular and well established residential location. Close to local amenities, schooling and transport links.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Rear Garden



LOT
90

25 Longfellow Street, Bootle, Merseyside L20 4JR

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £5850.00 per annum • Double glazing • Central heating

A two bedroomed middle terrace property which is currently let by way of a Periodic Tenancy producing £5,850.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

Situated Off Bibby's Lane which is off Marsh Lane (A5098) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Rear Yard.



LOT
91

54 Burnthwaite Road, Liverpool L14 1QA

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

- Three bed roomed semi detached • Double glazing • Central heating • Front and rear gardens

A three bed semi detached property benefiting from double glazing and central heating. Following modernisation, the property would be suitable for occupation, resale or investment purposes.

Situated Off Chilcott Road in a popular and well established residential location close to local amenities, schooling and Broadgreen Hospital. Approximately 5 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/ Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/W.C.

Outside Front and Rear Gardens.



LOT
92

134/136 Linacre Road, Litherland, Liverpool L21 8JT

GUIDE PRICE £100,000+*

COMMERCIAL INVESTMENT

- Commercial investment opportunity producing £15,600 per annum • Double glazing • Central heating • Electric shutters

A two storey end of terraced property comprising of two inter connecting retail units together with two × one bed roomed flats above, accessed via a separate side entrance. The ground floor is currently let by way of a 3 year Lease from 2019 at a rent of £6240 per annum. The flats are both let by way of Assured Shorthold Tenancies at a rent of £4,680 per annum. The total rental income is approximately £15,600 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Linacre Road on the corner of Kilburn Street on a prominent main road position approximately 5 miles from Liverpool city centre.

Flat 136b Hall, Lounge, Kitchen/ Diner, Bedroom, Bathroom/WC

Outside Communal Yard/ Storage

Ground Floor Shop Main Sales Area (two rooms knocked into one) rear room, storage cupboard, Kitchen, WC.

First Floor Flat 136a Hall, Lounge, Kitchen/Diner, Bedroom, Bathroom/WC



LOT
93

276 Utting Avenue, Liverpool L4 8SY

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

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

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

Situated Close to Queens Drive in a popular and well established residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 3.5 miles away.

Note Please note the property is suitable for cash buyers only.

Ground Floor Hall, Living Room, Dining Room, Kitchen with Pantry

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Gardens to the front and rear, driveway



LOT
94

86 Hawthorne Road/2a Downing Road, Bootle, Merseyside L20 9LX

GUIDE PRICE £85,000+*

VACANT COMMERCIAL

- A three storey mixed use property • Double glazing • Central heating

A three storey corner property comprising a ground floor retail unit together with a three bedroomed flat situated over the first and second floors access via a separate side entrance. The ground floor would be suitable for immediate investment however the flat above does require some refurbishment works following which it would be suitable for investment purposes. The property benefits from double glazing and central heating. When fully let the potential rental income would be in excess of £9,900 per annum.

Situated Fronting Hawthorne Road and on the corner of Downing Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Outside Yard to Rear.

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

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

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

Second Floor Two bedrooms.



LOT
95

86 Dorset Road, Anfield, Liverpool L6 4DX

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £6,900 per annum
- Double glazing
- Central heating

A three bedroomed mid terraced property benefiting from double glazing and central heating. We have been advised by the vendor the property has been recently refurbished, is in good order throughout and has an accessible loft. The property is let by the way of an Assured Shorthold Tenancy producing a rental income of £6,900 per annum.

Situated Off West Derby Road in a well established and popular residential location within walking distance to Tuebrook amenities, Newsham Park and approx 2.5 miles from Liverpool city centre.

Note Sutton Kersh have not internally inspected the property.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Second Floor Attic Room

Outside Yard to rear



LOT
96

Glendower House, High Street, Glenthams, Market Rasen LN8 2EQ

GUIDE PRICE **£175,000+***

VACANT COMMERCIAL

- A former nine bed guest house sat on a generous plot of approximately 0.20 of an acre

A nine bedroomed former guest house sat on a generous plot of approximately 0.20 acre. The property is in need of a full upgrade and refurbishment scheme following which it would be suitable for a number of uses subject to obtaining the necessary consents. We understand the property has mains electric, water and mains sewers connections however advise interested parties to make their own enquiries.

Situated On A631 in the centre of the village of Glenthams close to local amenities and transport links. Market Rasen town centre is approximately 8 miles away.

Outside Single Garage, Double Garage.

Ground Floor Hallway, two Kitchens, Utility, Lounge, Sitting Room, Dining Room, Garden Room, Function Room, Storage Room.

First Floor Three Bedrooms with En-suites, six Further Bedrooms, Bathroom/WC, Cloak Room.





- Derelict building which is suitable for a number of uses
- Previous Planning Permission for a care home

An interesting opportunity to acquire an attractive but derelict building which is suitable for a number of uses. The site previously had the benefit of Planning Permission for a care home with includes six self-contained apartments and additional communal and office space but similar buildings on the site have been developed to create 8 self-contained apartments. There is an additional outbuilding which could be rebuilt for an additional residential unit. There is additional space for ample gardens and car parking. Note that the large vacant site next to the building is not included in the sale. The boundary on this side extends to 1m from the building. Planning ref: 15F/303

Situated In the recently redeveloped 'Clock Tower Park' site off Longmoor Lane. There is a comprehensive selection of shopping, schooling and public services within a 5 miles radius along with a mainline railway station and the M57 motorway just a mile away.

Proposed Accommodation
The building offers the opportunity for many different

uses over two floors. The total floor area of the main building extends to approximately 4400 square foot. Other similar buildings have been able to extend further at the rear. There is a separate outbuilding joining the boundary of 17 New Hall and other similar outbuildings have been used as a self-contained residential dwelling.



Outside There is room for onsite parking and front and rear gardens. The boundary to the front and rear is marked by a brick wall as is the boundary with 17 New Hall.



LOT
98

47 Elm Road, Seaforth, Liverpool L21 1BJ

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

- Substantial five bed roomed mid terrace
- Double glazing • Central heating

A three storey five bedroom middle terrace property benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes. If let to 5 individuals at £85pppw the potential income being in excess of £22,100 per annum.

Situated Off Rawson Road in a popular and well established residential location close to local amenities and approximately 2 miles from Liverpool city centre

Ground Floor Hall, two Reception Rooms, Kitchen/Breakfast Room, Utility Room, WC.

First Floor Three Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Yard to Rear.



LOT
99

89 Newcombe Street, Liverpool L6 5AN

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A terraced property in need of a full scheme of refurbishment

A development opportunity to reconfigure this previous three bedroomed property which has been taken back to brick internally. There are no internal walls or fittings in place. Suitable for cash purchase only.

Situated Off Castlewood Road, off Belmont Road (A5089) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.



LOT
100

37a Glen Terrace, Washington, Tyne and Wear NE38 7AY

GUIDE PRICE **£18,000+***

VACANT RESIDENTIAL

- First floor one bedroomed flat • Double glazing

A first floor one bedroomed flat situated above a commercial premises benefiting from double glazing. The property is in need of an upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes. Please note the property is suitable for cash buyers only.

Situated Off Emmerson Terrace in a popular and well established residential location close to local amenities, schooling and transport links and Washington town centre

Tenure 999 years from 19 August 1993 with a peppercorn ground rent.

EPC Rating E

Note Please note there is a 14 day completion with this property.

Ground Floor Hall

First Floor Flat Living Room, Bedroom, Kitchen, Bathroom (no fittings)

Note Please note Blundells have not inspected the property internally and the accommodation is assumed. Due to its poor internal condition viewings will not be possible.



LOT
101

Apartment 508, Landmark House, 11 Broadway, Bradford, BD1 1JB

GUIDE PRICE **£27,500+***

VACANT RESIDENTIAL

- One bedroomed fifth floor flat • Part electric heating • City centre location

A one bedroomed fifth floor city centre flat situated within a purpose built block benefiting from part electric heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes.

Situated Located within Bradford city centre within close proximity to amenities, shops and transport links.

Ground Floor Entrance Hall

Fifth Floor Flat Living Room/ Kitchen, Bedroom, Bathroom/ WC

Tenure Leasehold

EPC Rating C

Note Blundells have not inspected the property internally and the accommodation is assumed.





- 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 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

LOT
103

30 Cockpit Hill, Brompton, Northallerton, North Yorkshire DL6 2RH

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- Two bedroomed middle terraced property
- Garden • In need of full upgrade and refurbishment

A two bedroomed middle terraced property benefiting from a rear garden. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation or investment purposes.

Situated Located with the popular village of Brompton within close proximity to local amenities and transport links and approximately 2 miles from Northallerton town centre.

Joint Agent

bridgfords



Ground Floor Living Room, Kitchen with Pantry

First Floor Two Bedrooms, Bathroom/WC

Outside Raised rear garden with storage sheds



LOT
104

10 Victoria Street, Kilnhurst, Mexborough, South Yorkshire S64 5SQ

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- Three/four bedroomed semi-detached property
- Recently refurbished • New fitted kitchen appliances • Private garden • Solar panels
- Double glazing • Central heating

A three/four bedroomed semi-detached property which has been recently refurbished and benefits from new fitted kitchen appliances, private garden, solar panels, double glazing and central heating. The property would be suitable for immediate occupation or investment purposes with a potential rental income of £8,700 per annum if let to a family or if let to 4 individual tenants at £80 pppw the rental income would be approximately £16,640 per annum.

Situated Fronting Victoria Street close to its junction with Springfield Road in a popular and well established residential location within close proximity to local amenities, transport links and schooling. Mexborough town centre is approximately 3 miles away.

Rooms, Kitchen/Diner, Downstairs WC

First Floor Three Bedrooms, Bathroom/WC, Bathroom

Second Floor Attic Conversion

Outside Garden, Off road parking

Lower Ground Floor Basement

Ground Floor Two Reception

Note Blundells have not inspected the property internally.



Joint Agent

B
blundells
Property Auctions



- A detached three bedroom bungalow set in circa 0.6 acres in the highly sought after rural hamlet of Compton

A versatile three bedroom detached bungalow situated on the outskirts of the highly sought after rural hamlet of Compton. Accessed via its own private driveway and having the benefit of formal gardens and grounds of circa 0.6 acres, the property offers a high degree of privacy whilst enjoying stunning panoramic views over the surrounding countryside offering the potential for reconfiguration or further extension. In addition to the formal gardens, there is a further garden area (hatched green on the site map) which may also offer the potential for further development within the grounds, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries.

Situated Compton is a rural hamlet situated between the villages of Ipplepen and Marldon within easy reach of Torbay, Newton Abbot and Totnes. The National Trust 14th century Compton Castle and Castle Barton, the local restaurant are close by, while further facilities including public houses, educational facilities and general amenities can be found in the

neighbouring villages and coastal towns.

Ground Floor Entrance porch, hallway, sitting room, sun room, lounge, kitchen/diner, utility room with larder, three bedrooms and bathroom.

Outside Formal gardens and grounds of circa 0.6 acres, patio seating areas, useful range of sheds and green housing, garage



and additional on drive parking. Measurements have been taken using the Promap Mapping Facility. Interested parties must make and rely upon their own measurements.

EPC Rating Energy Efficiency Rating E

Auction Valuer
Wendy Alexander

Viewing Arrangements

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

LOT
106

Trevarno, South Downs, Redruth, Cornwall TR15 2NW

GUIDE PRICE **£100,000–£125,000***

VACANT RESIDENTIAL

- A three bedroom semi-detached house requiring modernisation, with sizeable garage/outbuilding, in a popular residential location

An attractive three bedroom semi-detached house requiring modernisation, having the benefit of a sizeable detached garage/outbuilding with kitchenette, offering the potential for a variety of ancillary uses subject to any requisite consents. The property offers front and rear gardens, along with on drive parking in tandem. Cash purchasers only.

Situated Redruth is a former mining town in Cornwall, circa nine miles from the Cathedral city of Truro and has a mainline railway station to London Paddington. The town centre offers an array of shops, cafes, bars, educational facilities and restaurants and is readily commutable to the A30/A38 road network.

Ground Floor Entrance hall, sitting room, dining room, kitchen, utility room and WC.

First Floor Landing, three bedrooms and bathroom.

Outside Front and rear gardens, on drive parking in tandem, large garage/outbuilding with kitchenette.

EPC Rating Energy Efficiency Rating TBC

Note We understand that the property is suitable for cash purchasers only. A copy of the mundic certificate will be included within the legal pack.



Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by prior appointment only with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.



LOT
107

Flat 15, Brooklyn Court, 476 Christchurch Road, Bournemouth BH1 4BD

GUIDE PRICE **£65,000+***

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 Energy Efficiency 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.





• **A three double bedroom detached property situated in the popular Chelston area of Torquay**

A three double bedroom (master en-suite) detached property, having the benefit of garage, on drive parking and low maintenance elevated balconied garden areas and patio seating areas at ground level. Situated in the popular Chelston area of Torquay and within walking distance to Torquay seafront, Abbey Sands and Cockington school, the property would lend itself as a main residence for those looking for a low maintenance property in this sought after location, as a second/holiday home, or as a residential lettings investment.

Situated Chelston is a sought after residential area of the popular seaside town of Torquay, offering a selection of local shopping and leisure facilities, along with a local bus service to the town centre and beyond, train station, boys and girls Grammar schools and Cockington primary school.

Ground Floor Entrance hall, sitting room with french doors to the rear garden, kitchen/diner with pedestrian access to the garage and door to rear garden, utility room with wc off.

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

Outside Low maintenance patio seating areas at ground floor level, raised balconied sun terrace with additional seating areas. Integral garage and on drive parking.

EPC Rating Energy Efficiency Rating B

Auction Valuer
Wendy Alexander



Viewing Arrangements

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





• A fabulous opportunity to acquire a pair of three and two bedroom character cottages in the sought after village of Combwich

A fabulous opportunity to acquire two adjacent character cottages, with the benefit of front and rear garden areas, being situated in the picturesque village of Combwich. The cottages comprise a three bedroom end of terrace and two bedroom mid terrace, requiring varying degrees of modernisation whilst offering tremendous potential, subject to any requisite consents, for reconfiguration into either one large cottage, or a main residence with self-contained ancillary accommodation, dual holiday lettings venture, or as a post works break up and resale opportunity.

Situated The picturesque village of Combwich is a pretty riverside village situated approximately 6 miles north west of the town centre of Bridgwater and readily accessible to Taunton and the M5. Local amenities include a shop/post office, primary school, church, public house, community/village hall, children's play park and the beautiful River Parret estuary with a bridle path and riverside walks.

5 Ship Lane
Ground Floor Entrance hall, sitting room, dining hall, kitchen

with door to the rear garden, bathroom.

First Floor Landing and three bedrooms.

7 Ship Lane
Ground Floor Entrance hall, sitting room, kitchen/diner with sun porch off and access to the rear garden, bathroom.

First Floor Landing, two bedrooms and wc.

Outside Both properties enjoy an elevated walled frontage, with garden/seating areas, with the main garden area lying to

the rear of the property with productive fruit trees and a useful outbuilding requiring repair.

EPC Rating 5 Ship Lane Energy Efficiency Rating TBC
7 Ship Lane Energy Efficiency Rating TBC

Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by prior appointment with Palmer Snell Taunton 01823 617009. General enquiries Countrywide Property Auctions 01395 275691.





- A vacant studio apartment having been recently let for £375pcm/£4,500 pae situated in the Wellswood area of Torquay

A vacant first floor studio apartment situated in the Wellswood area of Torquay. The property has recently been generating an income of £375pcm/£4,500pae and is situated in a popular residential area, having the benefit of use of the communal patio gardens and its own private entrance. Little Court Apartments comprises eight flats in total, three of which are owner occupied.

Situated Wellswood is set in Torquay, within easy distance of Babbacombe and the harbour. Local amenities include the famed Kents Caverns, a bowling alley and sandy beaches. The property is located within walking distance of the shops of Wellswood and the local pub The Kents. Torquay forms part of Torbay, which includes the towns of Paignton and Brixham.

Ground Floor External staircase leading to the patio garden entrance

First Floor Flat H: Open plan

kitchen/bedroom, shower room and storage cupboard.

Outside Communal patio garden area.

EPC Rating Energy Efficiency Rating E

Auction Valuer Wendy Alexander

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





• A four bedroom detached holiday lodge situated on the ever popular Hengar Manor holiday park

A four bedroom detached holiday villa situated on the ever popular Hengar Manor holiday park. The property comprises an open plan lounge/kitchen/diner, two bedrooms and shower room to the ground floor, master bedroom with balcony, bedroom four and a bathroom to the first floor, private seating area and use of the onsite facilities and grounds.

Situated Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

Ground Floor Open plan lounge/kitchen/diner, two bedrooms and shower room.

First Floor Master bedroom with balcony off, bedroom four, family bathroom.

Outside Private seating area and use of the communal gardens, grounds and on site facilities.

EPC Rating Energy Efficiency Rating E

Auction Valuer Wendy Alexander



Viewing Arrangements Due to the holiday lodge being fully booked and for Covid security measures in place by the site to protect their holiday makers, there will be no internal viewings available. General enquiries Countrywide Property Auctions 01395 275691.





• **A three bedroom corner terraced cottage, now requiring modernisation throughout**

A three bedroom character cottage requiring modernisation, located on the corner of a terrace of properties, featuring a lounge, dining room, kitchen and external wood store to the ground floor. The first floor accommodation comprises three bedrooms and a bathroom. Externally the property boasts a generously sized garden which is mainly laid to lawn and bordered by shrubs and hedging.

Situated The quiet attractive village of North Hill lies approximately 7 miles south west of Launceston and a few miles from Bodmin Moor and the Lynher Valley. The village is ideal for those with interests in outdoor pursuits including walking, cycling and fishing. There are amenities including a popular public house/restaurant, village hall and Parish Church of St. Torney. At nearby Lewannick and Coads Green there are well regarded County Primary Schools. Both the towns of Launceston and Liskeard are accessed by a bus service from the village. A main line railway

station is located in Liskeard town some 9 miles away. The ancient former market town of Launceston offers a wide range of shopping, commercial, educational and recreational facilities.

Accommodation
Ground Floor entrance porch, lounge, dining room and kitchen.

First Floor Three bedrooms and a bathroom.

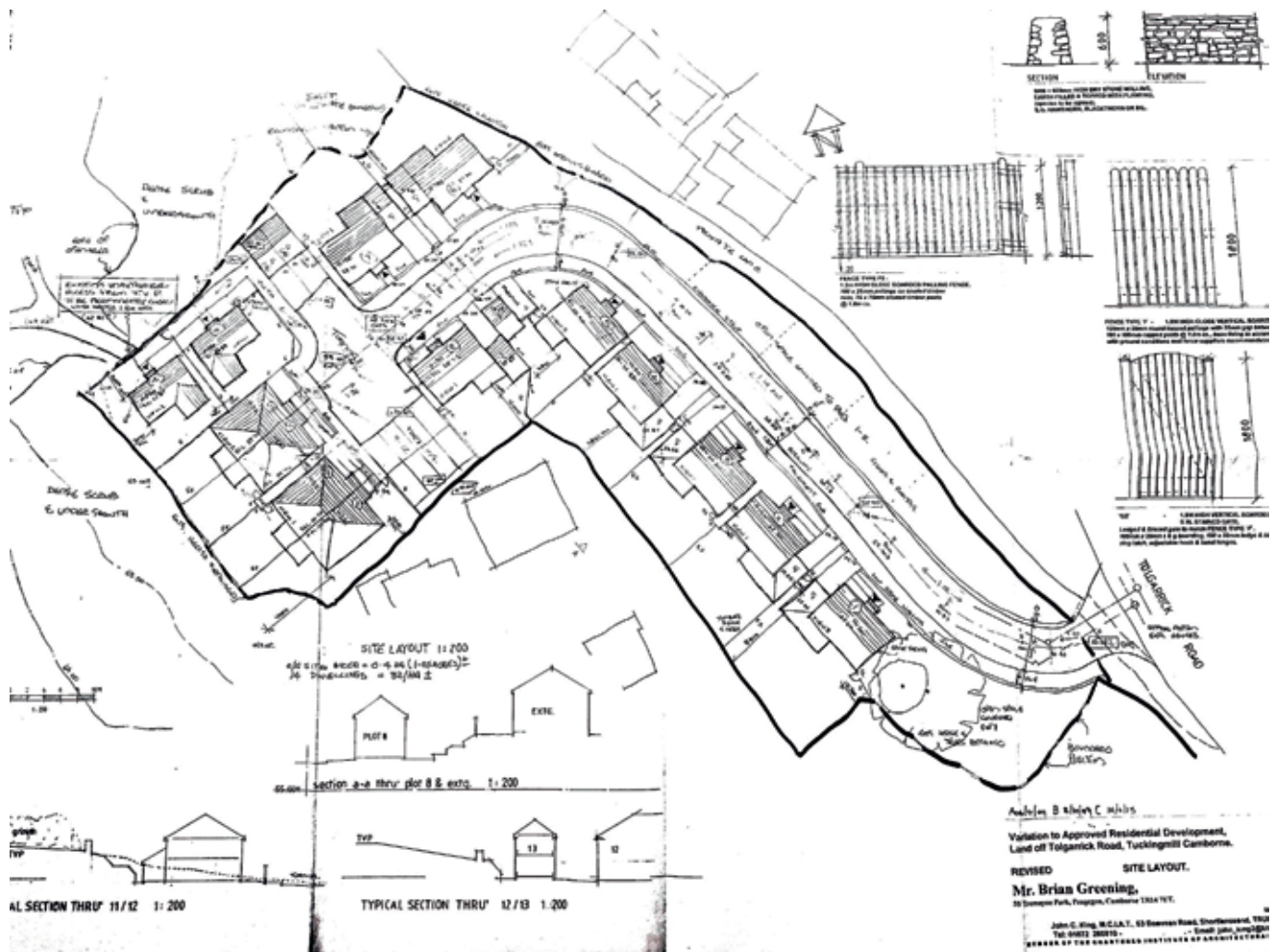


Outside To the front of the property there is a small courtyard area, with the main lawned garden lying to the rear of the property.

EPC Rating Energy Efficiency Rating F

Auction Valuer
Wendy Alexander

Viewing Arrangements
Viewing by block appointment only with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.



- Plot of land which comes with the benefit of 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/E, 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.

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





• **A six bedroom licensed HMO situated in the popular seaside town of Exmouth**

A six bedroom licensed HMO all fully furnished, having their own en-suite shower rooms and well equipped communal areas, situated in close proximity to Exmouth town centre, harbour and beaches. The property has been well maintained, with recently decorated communal areas and is fully let on Assured Shorthold Tenancies, to professional single people, generating an income of £32,400 pae.

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 Entrance hall, open plan lounge/kitchen/diner with access to the rear courtyard, two double bedrooms with en-suite shower rooms.

First Floor Landing, two double bedrooms with en-suite shower rooms.

Second Floor Landing, two bedrooms with en-suite shower rooms.

Outside Rear courtyard garden providing bin and bicycle storage, with access to the rear service lane.

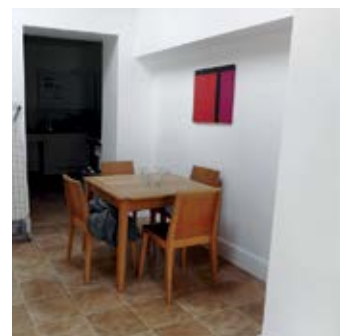
EPC Rating Energy Efficiency Rating D

Auction Valuer Wendy Alexander



Viewing Arrangements

Strictly by prior appointment only with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 01395 275691.





- A four bedroom holiday lodge with balcony situated on the ever popular Hengar Manor holiday park

A four bedroom holiday chalet situated on the ever popular Hengar Manor Holiday Park. The property comprises an open plan lounge/kitchen/diner, two bedrooms and a shower room on the ground floor, with two further bedrooms and bathroom to the first floor, with the master bedroom having a balcony off.

Situated Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

Ground Floor Open plan lounge/kitchen/diner, two bedrooms and shower room.

First Floor Landing, two bedrooms, balcony and bathroom.

Outside Patio seating area and use of the communal grounds and on-site facilities and amenities.

EPC Rating Energy Efficiency Rating D

Auction Valuer
Wendy Alexander



Viewing Arrangements

Due to the holiday lodge being fully booked and for Covid security measures in place by the site to protect their holiday makers, there will be no internal viewings available. General enquiries Countrywide Property Auctions 01395 275691.



• A three storey, four bedroom, mid terrace period property in popular residential location

A three storey, four bedroom, mid terraced period property offering spacious living accommodation and retaining a wealth of period features. The property enjoys a walled frontage and enclosed rear courtyard style garden with gardeners wc and is likely to be of interest to owner/occupiers and those looking for a residential lettings investment in this highly popular location.

Situated This spacious and characterful four double bedroom Victorian house is located within the highly sought-after area of St Leonard's. Conveniently positioned within close proximity of Exeter city centre, the property is also within easy access of local shops, schools and all the amenities of the historic Quayside.

Ground Floor Entrance vestibule, hallway, lounge/diner, kitchen/breakfast room and lean to.

First Floor Landing, two double bedrooms and bathroom.

Second Floor Landing and two further double bedrooms.

Outside Walled frontage and enclosed rear courtyard style garden with gardeners wc.

EPC Rating Energy Efficiency Rating D

Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.





• A residential development opportunity with planning in place for two × four bedroom semi-detached houses

An interesting opportunity to acquire a residential development site, already having the benefit of a Grant of Conditional Planning Permission, for the demolition of the existing house and replacement with two × four bedroom, three storey, semi-detached houses with associated gardens and car parking.

Situated Nanpean is a small village which provides day to day amenities including a village shop together with junior/primary schools. In addition the neighbouring village of St. Stephen offers a comprehensive school and further amenities while St. Austell, the main town of the area, is some five miles distance and offers more comprehensive shopping, schooling and public services plus a mainline railway station.

Proposed Accommodation
Each property to comprise:

Ground Floor Entrance hall,

study, cloakroom/WC, kitchen, dining/living area.

First Floor Landing, bedroom 2 with en-suite shower room, two further bedrooms and family bathroom.

Second Floor Landing, master bedroom with en-suite bathroom.

Outside On drive parking, front and rear gardens.

Planning
A Grant of Conditional Planning Permission, under application number PA18/05859, on the 17th August 2018 for 'Demolition



of the existing detached dwelling to be replaced by two semi-detached dwellings'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

EPC Rating Energy Efficiency Rating Exempt.

Auction Valuer
Wendy Alexander

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



• **A two bedroom detached holiday chalet situated on Atlantic Bays holiday park**

A two bedroom detached holiday chalet enjoying a quiet position towards the rear of the site and presented in good condition. The site offers a bar, laundry and restaurant and a popular family holiday resort. The site is open ten months of the year. Dogs are not allowed on site. The village of St Merryn offers a host of shops, restaurants and pubs. The harbour town of Padstow is within 5 miles.

Situated Set on the popular Atlantic bays Holiday Park, around a mile from the village of St Merryn and within a mile and a half of several sandy surfing beaches.

Ground Floor Open plan lounge/kitchen/diner, two bedrooms and shower room.

Outside Paved patio seating area, communal gardens and use of the on-site facilities and amenities.

EPC Rating Energy Efficiency Rating Exempt

Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by prior appointment with Stratton Creber Padstow 01841 523230. General enquiries Countrywide Property Auctions 01395 275691.





• **A substantial double fronted former farmhouse now requiring modernisation**

Situated in a convenient location, this former farmhouse is now prime for refurbishment. The property features four bedrooms and three reception rooms, front and rear gardens and a bathroom to the first floor. The property would suit someone looking for a project to create a sizeable family home.

Situated Blackwater is a thriving village with local amenities including a village shop, school, public house and car sales garage. The Cathedral City of Truro, which is the main centre for business and commerce is approximately seven miles distant and offers a wide range of amenities including high street multiples, secondary schools, sixth form college, Hall for Cornwall and mainline railway connection to London Paddington. The village is ideally located for the north coast with its rugged coastline and the A30 providing access to the east and west of the county.

Accommodation
Ground Floor Entrance porch leading to an inner hallway, lounge, dining room, breakfast room and kitchen, with a rear porch area leading to the parking and garden. A useful utility room and shower room are also located on the ground floor.

First Floor Landing leading to a family bathroom and four bedrooms.

Outside To the front is a lawned garden with central pathway leading to the entrance porch. At the rear is a shared access point with parking, with a separate lawned garden with timber fence surround.



EPC Rating Energy Efficiency Rating E

Auction Valuer Lucy Fuller.

Viewing Arrangements Strictly by appointment only with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.



• **A three bedroom mid terrace period property requiring modest remedial works with potential to extend**

A three bedroom, two reception room, mid terrace Victorian property retaining many period features throughout and having the benefit of front and rear gardens, with on road parking available to the front and rear of the property. Whilst the property requires some modest remedial works to the ground floor and modernisation there is also the graphic potential for further extension to the rear of the property and conversion of the loft space, subject to any requisite consents, offering tremendous potential for a post works onwards resale opportunity, or the creation of an enviable family home in this popular residential location.

Situated Located within the older part of the Cornish town of Torpoint which enjoys a range of amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry. Antony House, Mount Edgcombe Country Park and the beaches along the Whitsand Bay coastline are all within a ten mile radius of the property.

Ground Floor Entrance vestibule, hallway, sitting room, dining room, kitchen and shower room.

First Floor Landing, three double bedrooms and family bathroom.

Outside Walled front garden area, with the main garden lying to the rear of the property and being mainly laid to lawn with on road parking available to the front and rear of the property.

EPC Rating Energy Efficiency Rating D

Auction Valuer Wendy Alexander

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





• **A two bedroom semi-detached bungalow with garage and garden requiring modernisation**

A two bedroom semi-detached bungalow requiring modernisation, situated in the favoured residential area of Beacon Heath. The property has the benefit of a conservatory to the rear, garage and gardens requiring formalisation to fully enhance the property, along with fabulous views over the surrounding countryside from the rear of the property.

Situated Brookside Crescent is a well-established residential area in proximity of Beacon Heath and Whipton shops, with educational facilities for all ages and regular public transport links into the city centre. The area is readily commutable to the M5/A38/A30 road networks, mainline railway stations and Exeter airport.

Ground Floor Entrance hall, sitting room, kitchen, store room, conservatory, two bedrooms and a shower room.

Outside Front and rear gardens with rural views from the rear of the property and a garage.

EPC Rating Energy Efficiency Rating D

Auction Valuer Wendy Alexander

Viewing Arrangements Strictly by prior appointment only with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.





- A two storey, two double bedroom both en-suite, holiday lodge situated on this prestigious holiday resort

A two storey semi-detached holiday chalet situated on the prestigious Retallack Resort and Spa holiday resort. The property offers a decked and balustraded seating area, open plan lounge/kitchen/diner with integrated appliances and patio doors to the decked seating area, utility room, cloakroom, master bedroom with en-suite shower rooms and balcony off, second double bedroom with en-suite bathroom.

Situated Retallack Resort is situated just off the A39, six miles from Padstow and an ideal location for holiday makers to explore everything Cornwall has to offer. Retallack has a Water Sports and Aqua Park, flow rider, swimming pool, gym, health club, restaurant and spa and is popular with tourists all year round.

Ground Floor Entrance hall, utility room, cloakroom, storage cupboard, open plan lounge/kitchen/diner with integrated appliances and patio doors to the decked seating area.

First Floor Landing, master bedroom with en-suite shower room and balcony, double bedroom two with en-suite bathroom.

Outside Decked and balustraded seating area, use of the communal grounds and on-site facilities.

EPC Rating Energy Efficiency Rating TBC

Auction Valuer
Wendy Alexander



Viewing Arrangements
Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.





- A two storey, two bedroom both en-suite, holiday lodge situated on this prestigious holiday resort

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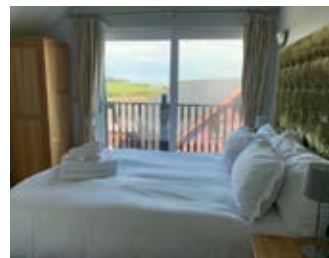
Ground Floor Entrance hall, utility room, cloakroom, storage cupboard, open plan lounge/kitchen/diner with integrated appliances and patio doors to the decked seating area.

First Floor Landing, master bedroom with en-suite shower room and balcony, double bedroom two with en-suite bathroom.

Outside Decked and balustraded seating area, use of the communal grounds and on-site facilities.

EPC Rating Energy Efficiency Rating TBC

Auction Valuer
Wendy Alexander



Viewing Arrangements

Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.



- A three bedroom detached dormer bungalow with garage, good sized gardens and additional on drive parking

A three bedroom detached dormer bungalow situated in the favoured Alexandra Road in Illogan. This well presented property offers good sized living accommodation to the ground floor with sitting room, dining room, kitchen, two bedrooms and bathroom, with an additional bedroom to the first floor, front and rear gardens, with garage and additional on drive parking.

Situated Alexandra Road is a prestigious, tree-lined avenue within half a mile of Tehidy Golf Course and only a mile from the sandy beach at Portreath. The village is well served with a variety of amenities including a school, grocery store, post office, church, pasty shop, two GP surgeries, Boots pharmacy, public house, hair and beauty salon, and regular public transport links to the Railway station (approx 4 miles away) and local towns of Camborne and Redruth, being readily commutable to the A30.

Ground Floor Entrance hall, sitting room, dining room, kitchen, two bedrooms and bathroom.

First Floor Bedroom three.

Outside Good sized front and rear gardens, garage and additional on drive parking.

Note Cash buyers only.

Auction Valuer
Wendy Alexander



Viewing Arrangements
Strictly by prior appointment with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.





- A residential building plot with planning permission in place for a detached three bedroom house, on drive parking and garden, set in the village of Sennen in Penzance

A residential building plot with detailed planning permission in place for a three bedroom detached house, with gardens and on drive parking, comprising an open plan kitchen/family room, utility room, bathroom and two bedrooms to the ground floor, with the first floor accommodation comprising a master bedroom with en-suite and dressing room, along with a generously sized lounge with sun terrace. Further information can be found on the Cornwall Council planning site under the reference number PA19/01780. The vendor advises that there is a water and electricity supply to the plot.



Situated Sennen is set approximately eight miles from the main town of Penzance, on the East coast of Cornwall. Nearby towns include St Just and St Ives within driving distance. The area provides many opportunities to enjoy dramatic scenery, plentiful views and rugged coastline, as well as being located approximately 2.8 miles from Lands' End airport, offering links to the Isles of Scilly.

Proposed Accommodation
Ground Floor Entrance hallway leading to the family room with kitchen and bi-fold doors leading

to the garden, two bedrooms, bathroom and utility room.

First Floor Master bedroom with walk in dressing room and en-suite, lounge with access to the terrace.

Outside On drive parking and associated gardens.

Planning
A Grant of Conditional Planning Permission was issued by Cornwall Council Planning Department on the 26th July 2019, under application number PA19/01780, for 'Construction of

new 3 bedroom detached house'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department 0300 1234 151.

Note The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

EPC Rating Exempt

Auction Valuer
Lucy Fuller.

Viewing Arrangements

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

Joint Agent

Miller Countrywide





- A four bedroom semi detached property in a popular residential location with double garage and gardens

A sizeable four bedroom semi detached property requiring refurbishment of the first floor situated in the popular Babbacombe area of Torquay. The property has the benefit of three reception rooms, four bedrooms and family bathroom, front and rear gardens, double garage and additional on drive parking.

Situated Babbacombe is a popular residential area in Torquay. The property is ideally placed for level walks to Cary Park, where the amenities include tennis courts, bowling green and a child's play area with local shops. A good choice of schools are within walking distance, whilst the local beaches at Babbacombe and Oddicombe are accessed from the lovely nearby Babbacombe Downs, with views over Lyme Bay.

Ground Floor Entrance porch, hallway, sitting room, dining room, third reception room, kitchen.

First Floor Landing, four bedrooms and family bathroom.

Outside Enclosed front and rear gardens, gardeners wc, double garage and additional on drive parking.

EPC Rating Energy Efficiency Rating TBC

Auction Valuer Wendy Alexander

Note All viewers will be required to provide relevant identification which will be held on file and will also be required to provide proof of funds prior to viewing. The



property will be sold as seen and may not be cleared.

Viewing Arrangements Strictly by prior and qualified appointment only with Miller Countrywide Torquay 01803 291429. General enquiries Countrywide Property Auctions 01395 275691.





- A two bedroom semi-detached property with gardens and garage situated in the popular Pentire area of Newquay

A two bedroom link semi-detached property requiring modernisation situated in the ever popular Pentire area of Newquay. The property has the benefit of front and rear gardens, garage and on drive parking, and has recently been used as a residential lettings investment with the tenants due to vacate during the first week of October.

Situated Penmere Drive is situated in the popular Pentire area of Newquay which is approximately a mile from the town centre and within close proximity to Fistral Beach and the Gannel Estuary. Newquay offers a fabulous range of shopping, leisure, and educational facilities catering for all age groups.

Ground Floor Entrance hall, sitting room and kitchen.

First Floor Landing, two bedrooms and bathroom.

Outside Front and rear gardens, garage and additional on drive parking.

EPC Rating Energy Efficiency Rating E

Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by prior appointment with Stratton Creber Newquay 01637 876275. General enquiries Countrywide Property Auctions 01395 275691.





- A Grade II listed four bedroom period property with good sized gardens, garage and additional parking

A Grade II listed four bedroom detached period property situated in the rural hamlet of Tigley, located on the outskirts of Dartington. The property offers three reception areas, a conservatory and bathrooms on both floors, with formal gardens, garage and additional parking areas of circa 0.23 acres. Whilst in need of some modernisation the property offers the potential to become an enviable family home.

Situated Dartington offers a well-regarded primary school, post office/village store, an award winning Public House and the well know Cider Press Centre with its vast range of shops and eateries. Totnes town is the commercial centre for the South Hams. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town has a mainline railway station giving direct connections to London Paddington with easy

connection to St Pancras for Eurostar. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5.

Ground Floor Entrance hall/ snug, sitting room with doors to the conservatory and dining room off, kitchen/breakfast room, utility room, bathroom and separate WC.

First Floor Landing, four bedrooms and family bathroom.



Outside The property enjoys formal mature lawned gardens, garage and additional areas of parking.

EPC Rating Energy Efficiency Rating Exempt.

Auction Valuer Wendy Alexander

Viewing Arrangements Strictly by prior appointment only with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.



• A former fire station situated in the heart of the sought after seaside town of Budleigh Salterton offering the potential for a variety of uses/ possible conversion subject to any requisite consents

An interesting, sizeable and versatile two storey building, comprising the former fire station and additional forecourt parking, situated in the heart of the ever popular seaside town of Budleigh Salterton. This well maintained building would lend itself to a variety of uses such as commercial/community use as is, or other subject to any requisite consents, upon which interested parties should make and rely upon their own planning enquiries of East Devon District Council Planning Department.

Situated Budleigh Salterton is a highly regarded and very sought after seaside town, situated on the stunning Jurassic coastline, with a range of both high street and boutique shops, cafés and restaurants, being readily commutable to the M5, A30, A38 road networks and in turn Exeter airport.

Ground Floor Full width roller doors to the front of the property,

with pedestrian access door to the side elevation, giving access to the former appliance area. Understairs storage cupboard, rear hallway and store room, lobby, office and shower room/wc.

First Floor Landing area, with natural light and under eaves storage, former training room with kitchenette and additional under eaves storage.



Outside On drive parking/access to the former appliance bay.

EPC Rating Commercial Energy Efficiency Rating E

Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by appointment only with Fulfords Exmouth 01395 273757. General enquiries Countrywide Property Auctions 0135 275691

LOT
130

Land at Oak Hall Park, Burgess Hill, West Sussex RH15 0BX

GUIDE PRICE **£3,000–£5,000***

LAND

- An interesting opportunity to acquire a parcel of amenity/woodland of circa 0,78 acres

An interesting opportunity to acquire a parcel of amenity/woodland with a gross area of circa 0.78 acres. The land is likely to be of interest to those with property lying adjacent to the woodland as additional garden, hobby coppicers, or for occasional recreational camping.

Situated Oak Hall Park is a predominantly residential area in the town of Burgess Hill, offering a wide range of facilities and amenities catering for all age groups.

Outside Amenity/woodland with a gross area of circa 0.78 acres.

EPC Rating Energy Efficiency Rating Exempt

Note Measurements have been taken using the Promap Mapping Facility. Interested parties must make and rely upon their own measurements. The map shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

Viewing Arrangements

At any reasonable time during daylight hours and at the viewers own risk.



LOT
131

7 Adelaide Street, Stonehouse, Plymouth PL1 3JE

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- A mid terrace period property currently arranged as three flats, requiring refurbishment

A mid terrace period property requiring refurbishment currently arranged as two × one bedroom flats and one × two bedroom flat, with a courtyard garden to the rear. The property is likely to appeal to residential lettings investors as a post works residential lettings venture, or to the builder/developer fraternity as a post works break up and resale opportunity.

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

Ground Floor Communal entrance hall. **Flat 1:** Living area, bedroom and bathroom.

Flat 2: Living area, bedroom and bathroom.

First Floor Landing. **Flat 3:** Living area, two bedrooms and bathroom

Outside Rear courtyard garden.

EPC Rating **Flat 1** Energy Efficiency Rating C. **Flat 2** Energy Efficiency Rating D. **Flat 3** Energy Efficiency Rating D.

Auction Valuer
Wendy Alexander



Viewing Arrangements

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



LOT
132

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

GUIDE PRICE **£147,000+***

VACANT RESIDENTIAL

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

A two bed roomed 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.

Note Lease date: 01/09/2015
Lease length: 125 years Ground Rent: £200 per annum

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



LOT
133

36 Anson Road, Hull HU9 4SN

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

- A two bed semi-detached in need of refurbishment works • Gardens • Driveway • Garages

A two bed roomed semi-detached house sat on a good sized plot benefiting from gardens, driveway and two double garages. We believe the property is in need of refurbishment although Sutton Kersh have not carried out an internal inspection.

Situated Off Hopewell Road which in turn is off Marfleet Lane within close proximity to local amenities, schooling and transport links.

Note We have been advised there is evidence of rising damp to the ground floor walls. The property has also been affected by floor heave which may be due to the type of infill used during construction. These defects will likely mean a surveyor will impose a retention on a mortgage advance. All buyers to make their own further enquiries.

Ground Floor Hallway, Through Lounge/Diner, Kitchen.

First Floor Two Bedrooms, Bathroom, Separate WC.

Outside Gardens, Driveway, Two Double Garages.



LOT
134

11 Warbreck Moor, Liverpool L9 4RN

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

- A three storey mid terraced commercial property
- Double glazing
- Electric roller shutters

A three storey mid terraced commercial property benefiting from majority double glazing and electric roller shutters. The property has until recently been trading as 'CR Lab' at a rental income of £6,600 per annum.

Situated Fronting Warbreck Moor in a popular busy location in a parade of shops. Approximately 4 miles from Liverpool city centre.

present there is no staircase access to this floor.

Ground Floor Main Sales Area, Rear Room.

First Floor Kitchen/Beauty space, WC.

Second Floor Various Rooms (not inspected)

Note There is a potential to use the second floor to create additional rooms however at



LOT
135

10 Plumer Street, Liverpool L15 1EE

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

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

A vacant two bedroomed plus box room terraced property which benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

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

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor two Bedrooms, Box room (Access via the second bedroom)

Outside Rear Yard.



LOT
136

12 Marcham Way, Norris Green, Liverpool L11 2TA

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Vacant three bed town house • Double glazing
• Central heating • Gardens

A three bedroomed end town house property benefiting from double glazing, gas central heating, gardens to the front and rear and gated driveway to the front. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of £7200 per annum.

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

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

First Floor Three Bedrooms, Bathroom/WC

Outside Front and Rear gardens. Gated driveway.



Next auction **Thursday 22 October 2020**

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Common Auction Conditions

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION Date

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

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

A2 OUR role

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

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

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.
- A3 Bidding and reserve PRICES**
- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.
- A6 Extra Auction Conduct Conditions**
- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

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

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

G1 The LOT

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

- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
 - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 - (c) notices, orders, demands, proposals and requirements of any competent authority;
 - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
 - (e) rights, easements, quasi-easements, and wayleaves;
 - (f) outgoings and other liabilities;
 - (g) any interest which overrides, under the Land Registration Act 2002;
 - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
 - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 - (c) gives no warranty as to the adequacy of the insurance;
 - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
 - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- G4 Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
 - (c) If title is in the course of registration, title is to consist of:
 - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
 - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
 - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
 - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
 - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- G6 COMPLETION**
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
 - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the LOT; and
 - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 If the CONTRACT is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
 - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9 Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10 Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent*
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS*
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay for ARREARS*
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
 - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
 - (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
 - (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
 - (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
 - (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
 - (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
 - (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
 - (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

G13 Rent deposits

- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - give notice of assignment to the tenant; and
 - give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

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

G30.2 Buyer's Administration Charge

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

G30.3 Extra Auction Conduct Conditions

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

G30.4 Searches

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

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