

# property auction

**Thursday 22 October 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...



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



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



**Andrew Binstock**  
BSc (Hons)  
Auctioneer



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



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



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



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



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



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



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

## Contact

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

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

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

for free advice or to arrange a free valuation

**0151 207 6315**  
**auctions@suttonkersh.co.uk**

# Welcome



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

Our auctioneer Andrew Binstock will again work his magic and offer for sale over 100 lots in his own inimitable fashion.

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 6** 24 Albert Edward Road, Kensington, Liverpool L7 8RY

**Lot 28** 8 Hardman Street, Liverpool L1 9AX

**Lot 38** 94-96 Lawrence Road, Liverpool L15 0EQ

**Lot 71** 143 Molyneux Road, Kensington, Liverpool L6 6AJ

**Lot 80** 308 Rice Lane, Liverpool L9 2BL

**Lot 1** 44 Farnworth Street, Widnes, Cheshire WA8 9LH

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

## 6

 commercial investment

## 6

 vacant commercial

## 6

 development opportunities

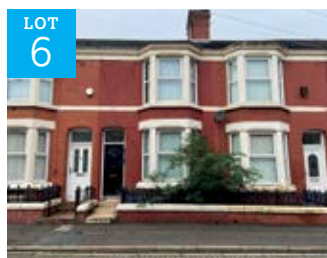
## 6

 land 

## 1

 mixed use

### Highlights



24 Albert Edward Road,  
Kensington, Liverpool L7 8RY



8 Hardman Street,  
Liverpool L1 9AX



94-96 Lawrence Road,  
Liverpool L15 0EQ



143 Molyneux Road, Kensington,  
Liverpool L6 6AJ



308 Rice Lane, Liverpool L9 2BL



44 Farnworth Street, Widnes,  
Cheshire WA8 9LH

over 80%  
success  
£8.3m  
raised  
81  
lots sold

Our September auction took place remotely and was watched by hundreds of people throughout the country and had 350 bidders registered.

The team sold over £3.9 million worth of property prior, bringing the total figure to £8.3 million for one auction!

80% of properties were sold and this figure is set to rise with post auction sales.

Investment and residential properties proved extremely popular at this auction, with many selling prior in addition to the great sales on the day – here are just a few of the highlights

## Second to none!

*A big thank you to the whole team at Sutton Kersh Auctions.*

*After the death of my mum I found myself in the position where I needed to sell the property through an auction and I was so stressed about the whole process... I needn't have been because the help and support that I have received has been second to none. Right from the initial valuation, through to dealing with viewing, keeping me informed of the outcomes, patiently answering any queries that I had, and through to a sale that surpassed my expectations, I could not have wished for a more professional company to sell the property.*

*Regards*

*Peter Ely*

### Highlights



9 Lister Crescent,  
Liverpool L7 0HP  
Guide Price: £70,000+\*  
**SOLD FOR £120,000**



249–251 County Road, Walton,  
Liverpool L4 5PE  
Guide Price: £100,000+\*  
**SOLD FOR £130,000**



34 Hawkins Street,  
Liverpool L6 6BZ  
Guide Price: £40,000+\*  
**SOLD FOR £73,000**



115 Grosvenor Road, Wavertree,  
Liverpool L15 0EZ  
Guide Price: £25,000+\*  
**SOLD FOR £67,500**



The Croft, Compton, Marlton,  
Paignton, Devon TQ3 1TA  
Guide Price: £325,000+\*  
**SOLD FOR £370,000**



113 Reddenhill Road,  
Torquay TQ1 3RT  
Guide Price: £235,000+\*  
**SOLD FOR £300,000**



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

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

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

**Please complete one form per property**

Please tick to either bid by ☐ Telephone ☐ Proxy ☐ Internet

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

Date of Auction .....

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

Lot Address .....

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

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

Company .....

Address Line 1 .....

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

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

Email .....

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

Company .....

Address Line 1 .....

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

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

Email .....

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

Company .....

Address Line 1 .....

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

Telephone no .....

Email .....

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

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

Should the telephone or internet bid exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.

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

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

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

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

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

**Terms and Conditions For, Telephone, Proxy and Internet Bidding** I hereby confirm that I have read the Common Auction Conditions, Extra Conditions and Special Conditions of sale. I have also read the auctioneer's presale announcements and terms and conditions for telephone, proxy and internet bidders. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the day of the auction. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signature of prospective purchaser .....

Date of signature .....

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

**Checklist** ☐ ID ☐ Payment Method

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

# Terms & conditions for proxy, telephone or internet bidders

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

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

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

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

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

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

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

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

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

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

# Auctioneer's pre-sale announcements

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

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

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

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

### Guide Price

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

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

### Reserve Price

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

### Buyer's Fees

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



# Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, we are now required by Law to ID check everyone who intends to bid at auction with no exceptions.

## ID CAN BE APPROVED AS FOLLOWS

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

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

1. In the case of an **individual bidding at auction**, we require 2 forms of certified ID, one photographic and one proof of residence – a list of acceptable documents can be found below.
2. In the case of an **individual acting on behalf of a third party individual**, we require 2 forms of certified ID, one photographic and one proof of residence **from both parties** – a list of acceptable documents can be found below.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years and we will only require updated documents if your name or address changes. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Pre registration to bid remotely will need to be in place 48 hours before the date of the auction. **In all cases we will require proof of funds.**

### List A – Photographic evidence of Identity

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

### List B – Evidence of Residence

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

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

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

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

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



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

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

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

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

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

# Order of sale **Thursday 22 October 2020**

For sale by public auction unless sold prior or withdrawn

1	44 Farnworth Street, Widnes, Cheshire WA8 9LH	£45,000+*
2	193 Linacre Road, Liverpool L21 8JS	£65,000+*
3	29 Laburnum Road, Fairfield, Liverpool L7 0HT	£150,000+*
4	54 Pope Street, Bootle, Merseyside L20 4PH	£45,000+*
5	20 Westcott Road, Liverpool L4 2RF	£50,000+*
6	24 Albert Edward Road, Kensington, Liverpool L7 8RY	£115,000+*
7	Apartment 2, 464 Mill Street, Liverpool L8 4RG	£30,000–£35,000*
8	21 Claude Road, Liverpool L6 0BT	£60,000+*
9	15 Deycroft Avenue, Kirkby, Liverpool L33 9TD	£60,000+*
10	11 Lune Street, Crosby, Liverpool L23 5TU	£110,000+*
11	1 Mill Cottages, Mill Lane, Connah's Quay, Deeside, Clwyd CH5 4HG	£90,000+*
12	147 Eastbank Street, Southport, Merseyside PR8 1EE	£100,000+*
13	54 Pigot Street, St. Helens, Merseyside WA10 2EU	£45,000+*
14	Apartment 3, 106 Haigh Street, Liverpool L3 8NA	£55,000+*
15	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	£40,000+*
16	20 Cowley Road, Liverpool L4 5SZ	£60,000+*
17	22 Oakfield Road, Walton, Liverpool L4 2QF	£60,000+*
18	57 Newcombe Street, Liverpool L6 5AN	£70,000+*
19	15 Kipling Street, Bootle, Merseyside L20 4QE	£40,000+*
20	47 Elm Road, Seaforth, Liverpool L21 1BJ	£105,000+*
21	36–38 Breckfield Road North, Liverpool L5 4NH	£175,000+*
22	58 Scorton Street, Liverpool L6 4AT	£50,000+*
23	39 Hayfield Street, Liverpool L4 0RU	£45,000+*
24	60 North Road, St. Helens, Merseyside WA10 2TR	£165,000+*
25	3 Verdi Street, Liverpool L21 4PA	£50,000+*
26	8 Muriel Street, Liverpool L4 5SB	£35,000+*
27	32 Southdale Road, Liverpool L15 4HZ	£110,000+*
28	8 Hardman Street, Liverpool L1 9AX	£450,000+*
29	86 Dorset Road, Tuebrook, Liverpool L6 4DX	£60,000+*
30	134a Poulton Road, Wallasey, Merseyside CH44 9DL	£25,000+*
31	132a Poulton Road, Wallasey, Merseyside CH44 9DL	£30,000+*
32	52 Sunlight Street, Liverpool L6 4AQ	£45,000+*
33	80 Moscow Drive, Liverpool L13 7DJ	£70,000+*
34	Flat 1, Naxos Building, 4 Hutchings Street, London E14 8JR	£400,000+*
35	38 Maiden Lane, Liverpool L13 9AW	£70,000+*
36	6 Russian Drive, Liverpool L13 7BT	£290,000+*
37	5 Daisy Street, Liverpool L5 7RN	£45,000+*
38	94–96 Lawrence Road, Liverpool L15 0EQ	£135,000+*
39	28 Stonyfield, Bootle, Merseyside L30 0QS	£50,000+*
40	Flat 22, Coral House, Lapis Close, London NW10 7FH	£240,000+*
41	19 Fairfield Crescent, Fairfield, Liverpool L6 8PJ	£150,000+*
42	136 Wadham Road, Bootle, Merseyside L20 2DE	£110,000+*
43	3 Shaftesbury Road, Crosby, Liverpool L23 5RB	£125,000+*
44	17 Cross Hey Avenue, Prenton, Merseyside CH43 9JA	£45,000+*
45	265 Hawthorne Road, Bootle, Merseyside L20 3AP	£90,000+*
46	27 Grieve Road, Liverpool L10 7NH	£85,000+*
47	18 Lancaster Road, Huyton, Liverpool L36 1US	£70,000+*
48	242 Kingsheath Avenue, Liverpool L14 4AR	£65,000+*
49	11 Station Road, Rainhill, Prescot, Merseyside L34 5SN	£100,000+*
50	60 Kemble Street, Prescot, Merseyside L34 5SH	£60,000+*
51	68 Kemble Street, Prescot, Merseyside L34 5SH	£100,000+*
52	Land at Ibstock Road, Bootle, Merseyside L20 5DY	£20,000+*
53	Land at Leasowe Road, Wallasey, Merseyside CH45 8NY	£30,000–£35,000*
54	Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX	£40,000+*
55	147 Lodge Lane, Liverpool L8 0QQ	£165,000+*
56	Flats 1–3, 171 Westminster Road, Liverpool L4 4LR	£85,000+*
57	Plots 208–212, Rhiwgarn Fawr Farm, south of High St, Porth CF39 8AX	NIL RESERVE*
58	50 Mersey View, Brighton-le-sands, Liverpool L22 6QB	£45,000+*
59	9 Clare Road, Bootle, Merseyside L20 9LY	£48,000+*
60	373 Smithdown Road, Liverpool L15 3JJ	£175,000+*
61	59 Townsend Avenue, Norris Green, Liverpool L11 8NA	£75,000+*
62	80 Arkles Lane, Liverpool L4 2SP	£90,000+*
63	87 Grantham Street, Liverpool L6 6BU	£40,000+*
64	24 Ronald Road, Waterloo, Liverpool L22 3XU	£175,000+*
65	50 Hawkins Street, Liverpool L6 6BZ	£50,000+*
66	14 Hampden Street, Liverpool L4 5TZ	£60,000+*
67	211/211a Breck Road, Everton, Liverpool L5 6PT	£60,000+*

68	19 Coulport Close, Liverpool L14 2EL	£70,000+*
69	Newsham Park Chapel, 122 Sheil Road, Liverpool L6 7UA	£85,000+*
70	105 Breeze Hill, Liverpool L9 1DZ	£75,000+*
71	143 Molyneux Road, Kensington, Liverpool L6 6AJ	£80,000+*
72	Apartment 17, Breakwater House, Ferry Court, Cardiff CF11 0JQ	£150,000+*
73	7 Cavern Court, Liverpool L6 9JG	£25,000+*
74	Land at Wavertree Tec Park, Wavertree Boulevard South L7 9PF	£1,500+*
75	8 Plumer Street, Liverpool L15 1EE	£35,000+*
76	34 Randolph Street, Liverpool L4 0SA	£45,000+*
77	148 Picton Road, Wavertree, Liverpool L15 4LJ	SOLD PRIOR
78	44 Dorset Road, Anfield, Liverpool L6 4DX	£45,000+*
79	63 Dovercliffe Road, Liverpool L13 5YB	£80,000+*
80	308 Rice Lane, Liverpool L9 2BL	£140,000+*
81	51 Wordsworth Street, Liverpool L8 0RP	£100,000+*
82	36 Balls Road, Prenton, Merseyside CH43 5RE	£85,000+*
83	46a August Road, Liverpool L6 4DF	£35,000+*
84	140 St. Marys Road, Garston, Liverpool L19 2JJ	£95,000+*
85	4 Galloway Street, Liverpool L7 6PD	£35,000+*
86	37 Aglionby Street, Carlisle CA1 1JT	£155,000+*
87	Plots 203–207, Rhiwgarn Fawr Farm, south of High St, Porth CF39 8AX	NIL RESERVE*
88	53 Hampden Street, Liverpool L4 5TY	£60,000+*
89	2 Park Hill Road, Liverpool L8 4TF	£200,000+*
90	23/25 St. Ambrose Grove, Liverpool L4 2RL	£165,000+*
91	32 Parton Street, Liverpool L6 3AW	£60,000+*
92	Land adjacent to 6 Bowden Road, Garston, Liverpool L19 1QN	£200,000+*
93	16 Cromarty Road, Liverpool L13 2AE	£60,000+*
94	9 Ellerslie Road, Liverpool L13 8AR	£75,000+*
95	1 Redgrave Street, Liverpool L7 0ED	£90,000+*
96	32–34 Marlborough Street, Liverpool L3 2BS	£90,000+*
97	59 Botanic Road, Liverpool L7 5PX	£175,000+*
98	399/401 Walton Breck Road, Liverpool L4 2RN	£145,000+*
99	13 Drayton Road, Liverpool L4 6TS	£50,000+*
100	7 Argyle Road, Anfield, Liverpool L4 2RS	£110,000+*
101	54 Sewell Street, Prescot, Merseyside L34 1ND	SOLD PRIOR
102	68 Blantyre Road, Liverpool L15 3HT	£120,000+*
103	25 Windsor Road, Bootle, Merseyside L20 0AJ	SOLD PRIOR
104	Unit 2, Eldonian Village, Burlington Street, Liverpool L3 6LG	£90,000+*
105	56 Gadwall Way, Scunthorpe, South Humberside DN16 3UU	£65,000+*
106	3 Brambling Drive, Heysham, Morecambe, Lancashire LA3 2LH	£130,000+*
107	114 Vickers Road, Sheffield S5 6WB	£65,000+*
108	12 Bannerdale Close, Sheffield S11 9FH	£70,000–£80,000*
109	13 Fairfield Avenue, Grimsby, South Humberside DN33 3DS	£90,000+*
110	Apartment 508, Landmark House, 11 Broadway, Bradford, BD1 1JB	SOLD PRIOR
111	101 Egloshayle Road, Wadebridge, Cornwall PL27 6AF	£235,000+*
112	18a Laira Avenue, Plymouth PL3 6AJ	£65,000+*
113	Brooking Lodge, Dartington, Totnes, Devon TQ9 6DW	£375,000+*
114	Land at Southview Farm, Jollys Lane, Porthtowan, Truro, TR4 8AX	£15,000+*
115	59 Fortuneswell, Portland, Dorset DT5 1LX	£125,000+*
116	12 Newton Court, Treleigh Avenue, Redruth, Cornwall TR15 1DD	£60,000+*
117	10 River Close, Stoke Canon, Exeter, Devon EX5 4AF	£235,000+*
118	Gretel Cottage, Poltimore, Exeter EX4 0AW	£165,000+*
119	37 New Exeter Street, Chudleigh, Newton Abbot, Devon TQ13 0DA	£125,000+*
120	5 & 7 Ship Lane, Combwich, Bridgwater, Somerset TA5 2QT	£125,000–£150,000*
121	Land to the west side of Bos Heulek, Trembrase, Sennen, TR19 7BN	£95,000+*
122	Tremerryn, Middlewood, North Hill, Launceston, PL15 7NN	£95,000+*
123	56 Penmere Drive, Newquay, Cornwall TR7 1QQ	£235,000+*
124	32 Creedy Road, Plymouth PL3 6JN	£100,000+*
125	46a, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE	£125,000+*
126	46b, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE	£125,000+*
127	1 Laurel Cottages, Brook Street, Dawlish, Devon EX7 9AH	£135,000+*
128	61 Kingston Road, Poole, Dorset BH15 2LR	£225,000+*
129	7 St. James Close, Exeter EX4 6QZ	£195,000+*
130	Castle View, Sandy Lane, Redruth, Cornwall TR16 5SS	£125,000–£150,000*
131	9 Toft Street, Liverpool L7 2PS	£50,000+*
132	4 Beaconfield Road, Plymouth PL2 3LB	£130,000+*
133	34 Stonehill Street, Liverpool L4 2QB	£40,000+*
134	6 Chapel Road, Anfield, Liverpool L6 0AU	£50,000–£60,000*
135	27 Rector Road, Liverpool L6 0BY	£40,000+*
136	99 Webster Road, Liverpool L7 4LG	£45,000+*



# Order of sale by type

## Commercial investment

- 2 193 Linacre Road, Liverpool L21 8JS
- 12 147 Eastbank Street, Southport, Merseyside PR8 1EE
- 45 265 Hawthorne Road, Bootle, Merseyside L20 3AP
- 55 147 Lodge Lane, Liverpool L8 0QQ
- 60 373 Smithdown Road, Liverpool L15 3JJ
- 104 Unit 2, Eldonian Village, Burlington Street, Liverpool L3 6LG

## Development opportunities

- 54 Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX
- 69 Newsham Park Chapel, 122 Sheil Road, Liverpool L6 7UA
- 80 308 Rice Lane, Liverpool L9 2BL
- 92 Land adjacent to 6 Bowden Road, Garston, Liverpool L19 1QN
- 96 32-34 Marlborough Street, Liverpool L3 2BS
- 121 Land to the west side of Bos Heulek, Trembrase, Sennen, TR19 7BN

## Land

- 52 Land at Ibstock Road, Bootle, Merseyside L20 5DY
- 53 Land at Leasowe Road, Wallasey, Merseyside CH45 8NY
- 57 Plots 208-212, Rhiwgarn Fawr Farm, south of High St, Porth CF39 8AX
- 74 Land at Wavertree Tec Park, Wavertree Boulevard South L7 9PF
- 87 Plots 203-207, Rhiwgarn Fawr Farm, south of High St, Porth CF39 8AX
- 114 Land at Southview Farm, Jollys Lane, Porthtowan, Truro, TR4 8AX

## Mixed use

- 28 8 Hardman Street, Liverpool L1 9AX

## Residential investment

- 13 54 Pigot Street, St. Helens, Merseyside WA10 2EU
- 15 Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG
- 19 15 Kipling Street, Bootle, Merseyside L20 4QE
- 24 60 North Road, St. Helens, Merseyside WA10 2TR
- 25 3 Verdi Street, Liverpool L21 4PA
- 29 86 Dorset Road, Tuebrook, Liverpool L6 4DX
- 32 52 Sunlight Street, Liverpool L6 4AQ
- 33 80 Moscow Drive, Liverpool L13 7DJ
- 36 6 Russian Drive, Liverpool L13 7BT
- 49 11 Station Road, Rainhill, Prescot, Merseyside L34 5SN
- 50 60 Kemble Street, Prescot, Merseyside L34 5SH
- 51 68 Kemble Street, Prescot, Merseyside L34 5SH
- 56 Flats 1-3, 171 Westminster Road, Liverpool L4 4LR
- 62 80 Arkles Lane, Liverpool L4 2SP
- 64 24 Ronald Road, Waterloo, Liverpool L22 3XU
- 65 50 Hawkins Street, Liverpool L6 6BZ
- 66 14 Hampden Street, Liverpool L4 5TZ
- 68 19 Coulport Close, Liverpool L14 2EL
- 70 105 Breeze Hill, Liverpool L9 1DZ
- 73 7 Cavern Court, Liverpool L6 9JG
- 76 34 Randolph Street, Liverpool L4 0SA
- 78 44 Dorset Road, Anfield, Liverpool L6 4DX

- 84 140 St. Marys Road, Garston, Liverpool L19 2JJ
- 88 53 Hampden Street, Liverpool L4 5TY
- 89 2 Park Hill Road, Liverpool L8 4TF
- 90 23/25 St. Ambrose Grove, Liverpool L4 2RL
- 91 32 Parton Street, Liverpool L6 3AW
- 97 59 Botanic Road, Liverpool L7 5PX
- 99 13 Drayton Road, Liverpool L4 6TS
- 100 7 Argyle Road, Anfield, Liverpool L4 2RS
- 129 7 St. James Close, Exeter EX4 6QZ
- 136 99 Webster Road, Liverpool L7 4LG

## Vacant commercial

- 21 36-38 Breckfield Road North, Liverpool L5 4NH
- 38 94-96 Lawrence Road, Liverpool L15 0EQ
- 58 50 Mersey View, Brighton-le-sands, Liverpool L22 6QB
- 67 211/211a Breck Road, Everton, Liverpool L5 6PT
- 77 148 Picton Road, Wavertree, Liverpool L15 4LJ
- 82 36 Balls Road, Prenton, Merseyside CH43 5RE

## Vacant residential

- 1 44 Farnworth Street, Widnes, Cheshire WA8 9LH
- 3 29 Laburnum Road, Fairfield, Liverpool L7 0HT
- 4 54 Pope Street, Bootle, Merseyside L20 4PH
- 5 20 Westcott Road, Liverpool L4 2RF
- 6 24 Albert Edward Road, Kensington, Liverpool L7 8RY
- 7 Apartment 2, 464 Mill Street, Liverpool L8 4RG
- 8 21 Claude Road, Liverpool L6 0BT
- 9 15 Deycroft Avenue, Kirkby, Liverpool L33 9TD
- 10 11 Lune Street, Crosby, Liverpool L23 5TU
- 11 1 Mill Cottages, Mill Lane, Connah's Quay, Deeside, Clwyd CH5 4HG
- 14 Apartment 3, 106 Haigh Street, Liverpool L3 8NA
- 16 20 Cowley Road, Liverpool L4 5SZ
- 17 22 Oakfield Road, Walton, Liverpool L4 2QF
- 18 57 Newcombe Street, Liverpool L6 5AN
- 20 47 Elm Road, Seaforth, Liverpool L21 1BJ
- 22 58 Scorton Street, Liverpool L6 4AT
- 23 39 Hayfield Street, Liverpool L4 0RU
- 26 8 Muriel Street, Liverpool L4 5SB
- 27 32 Southdale Road, Liverpool L15 4HZ
- 30 134a Poulton Road, Wallasey, Merseyside CH44 9DL
- 31 132a Poulton Road, Wallasey, Merseyside CH44 9DL
- 34 Flat 1, Naxos Building, 4 Hutchings Street, London E14 8JR
- 35 38 Maiden Lane, Liverpool L13 9AW
- 37 5 Daisy Street, Liverpool L5 7RN
- 39 28 Stonyfield, Bootle, Merseyside L30 0QS
- 40 Flat 22, Coral House, Lapis Close, London NW10 7FH
- 41 19 Fairfield Crescent, Fairfield, Liverpool L6 8PJ
- 42 136 Wadham Road, Bootle, Merseyside L20 2DE
- 43 3 Shaftesbury Road, Crosby, Liverpool L23 5RB
- 44 17 Cross Hey Avenue, Prenton, Merseyside CH43 9JA
- 46 27 Grieve Road, Liverpool L10 7NH

- 47 18 Lancaster Road, Huyton, Liverpool L36 1US
- 48 242 Kingsheath Avenue, Liverpool L14 4AR
- 59 9 Clare Road, Bootle, Merseyside L20 9LY
- 61 59 Townsend Avenue, Norris Green, Liverpool L11 8NA
- 63 87 Grantham Street, Liverpool L6 6BU
- 71 143 Molyneux Road, Kensington, Liverpool L6 6AJ
- 72 Apartment 17, Breakwater House, Ferry Court, Cardiff CF11 0JQ
- 75 8 Plumer Street, Liverpool L15 1EE
- 79 63 Dovercliffe Road, Liverpool L13 5YB
- 81 51 Wordsworth Street, Liverpool L8 0RP
- 83 46a August Road, Liverpool L6 4DF
- 85 4 Galloway Street, Liverpool L7 6PD
- 86 37 Aglionby Street, Carlisle CA1 1JT
- 93 16 Cromarty Road, Liverpool L13 2AE
- 94 9 Ellerslie Road, Liverpool L13 8AR
- 95 1 Redgrave Street, Liverpool L7 0ED
- 98 399/401 Walton Breck Road, Liverpool L4 2RN
- 101 54 Sewell Street, Prescot, Merseyside L34 1ND
- 102 68 Blantyre Road, Liverpool L15 3HT
- 103 25 Windsor Road, Bootle, Merseyside L20 0AJ
- 105 56 Gadwall Way, Scunthorpe, South Humberside DN16 3UU
- 106 3 Brambling Drive, Heysham, Morecambe, Lancashire LA3 2LH
- 107 114 Vickers Road, Sheffield S5 6WB
- 108 12 Bannerdale Close, Sheffield S11 9FH
- 109 13 Fairfield Avenue, Grimsby, South Humberside DN33 3DS
- 110 Apartment 508, Landmark House, 11 Broadway, Bradford, BD1 1JB
- 111 101 Egloshayle Road, Wadebridge, Cornwall PL27 6AF
- 112 18a Laura Avenue, Plymouth PL3 6AJ
- 113 Brooking Lodge, Dartington, Totnes, Devon TQ9 6DW
- 115 59 Fortuneswell, Portland, Dorset DT5 1LX
- 116 12 Newton Court, Treleigh Avenue, Redruth, Cornwall TR15 1DD
- 117 10 River Close, Stoke Canon, Exeter, Devon EX5 4AF
- 118 Gretel Cottage, Poltimore, Exeter EX4 0AW
- 119 37 New Exeter Street, Chudleigh, Newton Abbot, Devon TQ13 0DA
- 120 5 & 7 Ship Lane, Combwich, Bridgwater, Somerset TA5 2QT
- 122 Tremerryn, Middlewood, North Hill, Launceston, PL15 7NN
- 123 56 Penmere Drive, Newquay, Cornwall TR7 1QQ
- 124 32 Creedy Road, Plymouth PL3 6JN
- 125 46a, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE
- 126 46b, Retallack Resort & Spa, Winnards Perch, St Columb, TR9 6DE
- 127 1 Laurel Cottages, Brook Street, Dawlish, Devon EX7 9AH
- 128 61 Kingston Road, Poole, Dorset BH15 2LR
- 130 Castle View, Sandy Lane, Redruth, Cornwall TR16 5SS
- 131 9 Toft Street, Liverpool L7 2PS
- 132 4 Beaconfield Road, Plymouth PL2 3LB
- 133 34 Stonehill Street, Liverpool L4 2QB
- 134 6 Chapel Road, Anfield, Liverpool L6 0AU
- 135 27 Rector Road, Liverpool L6 0BY

LOT

1

44 Farnworth Street, Widnes, Cheshire WA8 9LH

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

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

A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property would be suitable for redevelopment to include conversion to two x one bedroomed flats, subject to gaining the necessary consents.

**Situated** Off Derby Road in a popular and well established residential location within walking distance to local amenities and transport links and approximately 1.7 miles from Widnes town centre

**Lower Ground Floor** Basement

**Ground Floor** Three Rooms

**First Floor** Three Rooms

**Outside** Yard to the rear.



LOT

2

193 Linacre Road, Liverpool L21 8JS

GUIDE PRICE £65,000+\*

COMMERCIAL INVESTMENT

- A commercial investment opportunity currently let producing £9,000 per annum

A three storey mid terraced mixed use property comprising a ground floor retail unit together with a two bedroomed flat above benefiting from steel roller shutters, with double glazing and central heating in the flat. The whole property is currently let by 'Stanley News & Wines' who have been in situ for the past 2 years and have just signed a new 15 year lease at a rental of £9,000 per annum.

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

**Ground Floor** Main sales area, WC, Rear room/Kitchenette.

**First Floor** Flat (rear entrance) Kitchen/Dining Room, Lounge, Bedroom, Bathroom/WC

**Second Floor** Bedroom.

**Outside** Yard to Rear.







- Four bedroom semi-detached property
- Double glazing • Central heating

A four bedroom semi-detached property which has been fully refurbished to a high standard, benefiting from double glazing and central heating. This property would be suitable for immediate occupation or there is potential for it to be converted and used as a HMO. If let to 5 tenants at £95pppw the potential rental income is approximately £25,000 per annum.

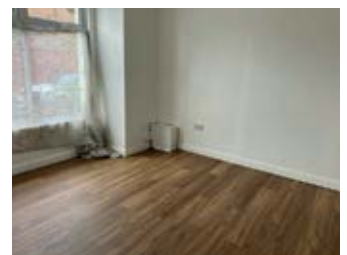
**Situated** Off Prescot Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Entrance Hall, Two Reception Rooms, Dining Room, Kitchen, WC

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

**Second Floor** Loft Room, En suite/WC

**Outside** Gardens front and rear



LOT

4

## 54 Pope Street, Bootle, Merseyside L20 4PH

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- Two bed mid terrace property • Double glazing
- Central heating

A two bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with the potential rental income being approximately £5,100 per annum.

**Situated** Off Gray Road which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles north of Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Rear Yard.

**EPC Rating** E



LOT

5

## 20 Westcott Road, Liverpool L4 2RF

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- A two bed plus attic middle terraced house
- Double glazing • Central heating

A two bedroomed plus attic room middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of approximately £6000 per annum.

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

**Cellar** Not inspected.

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

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

**Second Floor** Attic Room.

**Outside** Yard to the rear.





LOT  
6

## 24 Albert Edward Road, Kensington, Liverpool L7 8RY

GUIDE PRICE **£115,000+\***

VACANT RESIDENTIAL

- Three bed terrace • Double glazing • Central heating

A three bedroomed terraced house benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes. If let to 4 tenants at £90pppw the potential rental income is approximately £18,720 per annum.

**Situated** Off Kensington High Street in a very popular and well established residential location within easy reach of local amenities, schooling and The Royal Liverpool University Hospital and Liverpool Universities.

Joint Agent

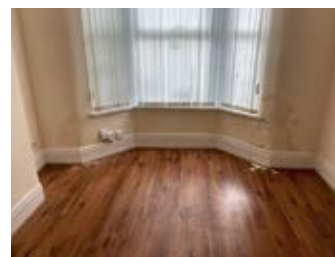


**Ground Floor** Hall, two Reception Rooms, Kitchen/Diner

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

**Outside** Yard to the rear

**EPC Rating** D



LOT  
7

## Apartment 2, 464 Mill Street, Liverpool L8 4RG

GUIDE PRICE **£30,000–£35,000\***

VACANT RESIDENTIAL

- A one bedroom plus box room first floor flat
- Double glazing • 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** On Mill Street, 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

8

## 21 Claude Road, Liverpool L6 0BT

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- Three bedroom middle terrace • Double glazing • Central heating • Newly refurbished

A three bed roomed middle terraced property benefiting from double glazing and central heating. The property has been newly refurbished throughout and would be suitable for immediate investment purposes.

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

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

**First Floor** Three Bedrooms

**Outside** Yard to the rear.



LOT

9

## 15 Deycroft Avenue, Kirkby, Liverpool L33 9TD

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A three bed end town house • Fire damaged
- In need of full refurbishment

A three bed roomed end town house benefiting from gardens to the front and rear. The property has been fire damaged and is in need of a full upgrade and refurbishment scheme. Once refurbished it would be suitable for resale, occupation or investment purposes.

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

**Note** Please note there are no fixtures or fittings in the property. Sutton Kersh has not internally inspected the property.

**Joint Agent**



**Ground Floor** Hall, Lounge, Kitchen

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

**Outside** Gardens front and rear





LOT  
10

11 Lune Street, Crosby, Liverpool L23 5TU

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

- A three bed mid terraced house in need of full upgrade and refurbishment scheme

A three bedroomed mid terraced house in need of a full upgrade and refurbishment scheme. Once refurbished the property would be suitable for occupation, resale or investment purposes.

**Situated** Off York Road which in turn is off A565 in a popular and well established residential location close by to local amenities, transport links and a short walk to Crosby beach. Liverpool city centre is approximately 6.5 miles away.

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

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

**Outside** Gardens



LOT  
11

1 Mill Cottages, Mill Lane, Connah's Quay, Deeside, Clwyd CH5 4HG

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

- Three storey two bedroomed end of terraced house • Double glazing

A three storey two bedroomed end of terraced property benefiting from double glazing. The property would be suitable for occupation or investment purposes.

**Situated** Off the B5129 in a popular and well established residential location close to local amenities, transport links and schooling and within walking distance to Connah's Quay.

**Ground Floor** Porch, Lounge, Kitchen

**First Floor** Bedroom, Bathroom/WC

**Second Floor** Bedroom

**Outside** Garden

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

**EPC Rating** E



LOT  
12

## 147 Eastbank Street, Southport, Merseyside PR8 1EE

GUIDE PRICE **£100,000+\***

COMMERCIAL INVESTMENT

- A mixed use investment property producing approx. £15,000.00 per annum

A mixed use investment property currently fully let producing approximately £15,000.00 per annum. A part two/part three storey middle terraced property comprising a ground floor retail unit currently let by way of a 3 year lease (just extended for 12 months) currently trading as 'The Chicken Shop' together with two self-contained flats above (one x one bedroomed and one x two bed) arranged over the ground and first/second floors both let by way of Assured Shorthold Tenancy agreements producing £4800 and £5400 per annum. The property benefits from double glazing, central heating and electric roller shutters.

**Situated** Fronting Eastbank Street in Southport's town centre close to local amenities, restaurants and bars.

**First Floor** Flat 147a Lounge, Kitchen, Bedroom, Bathroom/WC

**Ground Floor** 'The Chicken Shop' Main Sales Area with seating area, Kitchen, WC Lower Ground to the rear  
**Flat 147b** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** Yard with parking access to flats.



LOT  
13

## 54 Pigot Street, St. Helens, Merseyside WA10 2EU

GUIDE PRICE **£45,000+\***

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 Lyon Street close to local amenities, transport links and within walking distance to St Helens town centre.

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

**First Floor** Two Bedrooms.

**Outside** Rear yard.





LOT  
14

## Apartment 3, 106 Haigh Street, Liverpool L3 8NA

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

- A ground floor modern apartment • Double glazing • Electric heating

A two bedroom ground floor modern apartment within a purpose built block, benefiting 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** Open Plan Kitchen/Lounge, two Bedrooms (one with ensuite shower room/WC), Bathroom/WC

**Outside** Communal Parking.



LOT  
15

## Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG

GUIDE PRICE **£40,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,400 per annum • Double glazing • Central heating
- Communal car parking • Gardens

A two bedroomed ground floor purpose built apartment benefiting from double glazing, central heating, communal car parking and gardens. The apartment is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

**Situated** Fronting Holland Street which in turn is off Prescot Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Communal entrance hallway.

**Flat** Hall, Living room, Kitchen, Bathroom/WC, two Bedrooms.

**Outside** Private balcony, communal car parking and gardens.



LOT  
16

## 20 Cowley Road, Liverpool L4 5SZ

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- Three bed roomed middle terraced house
- Double glazing • Central heating

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

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

Joint Agent  
**ALBANY**  
PROPERTY  
SERVICES  
Residential, Letting and Management



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

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

**Outside** Yard to the rear

LOT  
17

## 22 Oakfield Road, Walton, Liverpool L4 2QF

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- Three bed middle terrace • Double glazing
- Central heating • Potential income £6300 per annum

A three bed roomed middle terraced property benefiting from double glazing, central heating. The property has been refurbished throughout and would be suitable for investment purposes with a potential rental income of £6,300 per annum

**Situated** Fronting Oakfield Road within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Rear Yard.



LOT  
18

57 Newcombe Street, Liverpool L6 5AN

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

- A three/four terraced property • Double glazing
- Central heating

A three/four bed roomed mid terraced house benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes or potential Airbnb subject to any necessary consents. If let to 4 individuals at £80pppw the potential income would be in excess of £16,640 per annum.

**Situated** Off Becky Street, which in turn is off Belmont Road (A5089) in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately ¼ of a mile from Liverpool Football Club and approximately 3 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** Hallway, Front Lounge (Potential bedroom), Rear Lounge, Kitchen.

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

**Outside** Yard to Rear.

LOT  
19

15 Kipling Street, Bootle, Merseyside L20 4QE

GUIDE PRICE £40,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,196 per annum • Longstanding tenant • Double glazing • Central heating

A two bed roomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation and is let to a long standing tenant of approximately 16 years producing a rental income of £5,196 per annum.

**Situated** Off Gray Street which in turn is off Knowsley Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms

**Outside** Rear Yard, Outhouse





- Substantial five bedroomed 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.



## Professional, accurate and efficient



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

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

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

- Double fronted three storey plus basement office building
- Double glazing • Central heating
- Air conditioning • Electric roller shutters • Alarm • Key coded doors to ground floor • Fire doors
- Secure intercom system

A double fronted three-storey office building (plus large basement) with potential to develop into a 10+ bed HMO investment, subject to necessary planning consents. If the property was converted and fully let the potential rental income is approximately £54,000 per annum. The property is in good condition and benefits from double glazing, central heating, electric roller shutters to front and rear, alarm system, key coded doors to ground floor, fire doors and secure intercom system. Available as vacant position or with commercial tenant in situ, currently achieving £20,000 p/a rent for the whole premises on a monthly rolling contract.

**Situated** Fronting Breckfield Road North. Located between Anfield Stadium and Liverpool city centre. Approximately 0.7 miles from Anfield stadium and approximately 1.8 miles from Liverpool One shopping centre.

**Total GIA including Basement**  
3,333 sq ft (309.6 sqm)

**Basement** 462 sq ft

**Ground Floor** 957 sq ft

**First Floor** 957 sq ft

**Second Floor** 957 sq ft

**Outside** Yard to Rear, On Street Parking.

**Note** Please note all measurements have been provided by the vendor.





LOT  
22

58 Scorton Street, Liverpool L6 4AT

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- Two bedroom mid terraced property • Double glazing • Central heating • Refurbished throughout

A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout, comes fully furnished and has been generating an average of £14,000 per annum on a short-let holiday approach since 2016.

**Situated** Off Rocky Lane in a popular and well established residential area within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**EPC Rating** D

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

**Note** The vendor had a damp treatment course completed in 2016 with a 25 year warranty.



LOT  
23

39 Hayfield Street, Liverpool L4 0RU

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- Two bedroomed mid terraced property
- Double glazing • Central heating

A two bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £5,400 per annum.

**Situated** Off Burnand Street which in turn is off Walton Breck Road within walking distance to local amenities and a stone's throw from Liverpool Football Club. Approximately 2.5 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Rear yard.

**EPC Rating** C



LOT  
24

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

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

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

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

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

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

**Outside** Yard to the rear.

**Ground Floor** Main Entrance, Hallway, Large communal Kitchen, 1 Letting Room with en-suite shower room/WC, with two Letting Rooms sharing a Separate Shower Room/WC

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



LOT  
25

3 Verdi Street, Liverpool L21 4PA

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

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

A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy producing an income of £5,400 per annum.

**Situated** Off Crosby Road South in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Open Plan Lounge/Kitchen, Bathroom/WC

**First Floor** Two Bedrooms.

**Outside** Rear Yard.

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





LOT  
**26**

ON BEHALF OF LIVERPOOL CITY COUNCIL

**8 Muriel Street, Liverpool L4 5SB**

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

- **Three bedroom middle terrace** • **In need of full upgrade and refurbishment scheme**

A three bed roomed middle terraced house in need of a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Off Walton Lane in a popular and well established residential location within close proximity to local amenities, Everton Football Club, Goodison Park, schooling and approximately 3 miles from Liverpool city centre.

**Note** The Purchaser is required to pay the City Council fees in addition to the purchase price at 3% of the sale price, subject to a minimum of £1,500.



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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear, On Street parking with residents parking scheme in operation.

LOT  
**27**

**32 Southdale Road, Liverpool L15 4HZ**

GUIDE PRICE **£110,000+\***

VACANT RESIDENTIAL

- **Three bed mid terraced property** • **Benefiting from double glazing and central heating**

A three bed roomed terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. If let to 4 individual tenants at £90pppw the potential annual rental income would be approximately £18,720 per annum, subject to gaining the necessary consents.

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

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

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

**Outside** Yard To Rear, Outside W.C.





- Substantial freehold four storey plus basement mid terraced property comprising a ground floor retail unit with accommodation above • A5 licence • Electric roller shutters

A substantial freehold four storey plus basement mid terraced property comprising a ground floor retail unit together with accommodation to the upper floors which can be accessed via a separate front entrance. The property benefits from an A5 licence and electric roller shutters. The ground floor is currently trading as 'City Fish & Chips' and will be sold with vacant possession and fully equipped, ready for continued use. The property would be suitable for a number of uses to include residential conversion to provide a HMO investment opportunity, subject to obtaining the necessary consents.

**Situated** Fronting Hardman Street (A5039) in a prominent city centre location between St. Luke's Bombed Out Church and Liverpool Cathedral within walking distance to all local shops, Universities, Everyman Theatre, Royal Liverpool Philharmonic Hall, bars, restaurants, and transport links.

**Basement** Two Rooms, WC

**Ground Floor** Chip Shop to include all fittings, Kitchen.

**First Floor** Two Rooms. Half Landing. WC

**Second Floor** Two Rooms, Bathroom/WC

**Third Floor** Two Rooms, Storeroom.

**Outside** Covered Yard.





LOT  
29

86 Dorset Road, Tuebrook, Liverpool L6 4DX

GUIDE PRICE £60,000+\*

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.

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

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

**Second Floor** Attic Room

**Note** Yard to the rear



LOT  
30

134a Poulton Road, Wallasey, Merseyside CH44 9DL

GUIDE PRICE £25,000+\*

VACANT RESIDENTIAL

- One bedroomed first floor flat • In need of full refurbishment

A self-contained one bedroomed first floor flat. The property is in need of a full upgrade and refurbishment scheme following which it would be suitable for investment purposes with the potential rental income being in excess of £4,200 per annum Suitable for cash buyers only.

**Situated** On Poulton Road (B5145) in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

**First Floor Flat** Lounge, Kitchen, 1 Bedroom, Bathroom/WC

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



LOT  
31

132a Poulton Road, Wallasey, Merseyside CH44 9DL

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

- Two bedroomed first floor flat • In need of full refurbishment

A self-contained two bedroomed first floor flat. The property is in need of a full upgrade and refurbishment scheme following which it would be suitable for investment purposes with the potential rental income being in excess of £4,800 per annum Suitable for cash buyers only.

**Situated** On Poulton Road (B5145) in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

**First Floor Flat** Lounge, Kitchen, 1 Bedroom, Bathroom/WC

**EPC Rating** C



LOT  
32

52 Sunlight Street, Liverpool L6 4AQ

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,100.00 per annum • Double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,100.00 per annum.

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

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

**First Floor** Two Bedrooms

**Outside** Yard to the rear.



LOT  
33

## 80 Moscow Drive, Liverpool L13 7DJ

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6000 per annum
- Double glazing
- Central heating

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

**Situated** Off Green Lane close to Tuebrook, Old Swan and West Derby amenities. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is only 4 miles away with regular public transport links close by.

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

**Ground Floor** Hall, Living room, Dining room, Kitchen.

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

**Outside** Rear yard.

**EPC Rating** E



LOT  
34

## Flat 1, Naxos Building, 4 Hutchings Street, London E14 8JR

GUIDE PRICE **£400,000+**\*

VACANT RESIDENTIAL

- Two bedroomed ground floor apartment
- Double glazing
- Electric heating
- Lift access to all floors
- Concierge

A ground floor two bedroomed apartment within a purpose built block benefiting from double glazing, electric heating, lift access to all floors and concierge. Following refurbishment the property would be suitable for occupation or investment purposes. Please note this is a cash buy only.

**Situated** Off Westferry Road in the Canary Wharf area close to the River Thames, bars and restaurants, local amenities and schooling.

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

**Ground Floor** Main Entrance, Hallway, Concierge, Lift to all floors.

**First Floor Flat** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC, Storage Cupboard.

**EPC Rating** C





LOT  
35

38 Maiden Lane, Liverpool L13 9AW

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

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

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

**Situated** Fronting Maiden Lane in an established and popular residential location within close proximity to local amenities, Tuebrook shopping facilities, schooling and approximately 4 miles from Liverpool city centre.

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

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

**Outside** Gardens front, side and rear

**EPC Rating** E



## 16 years as Merseyside's leading auctioneer



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

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

*Kind Regards  
Izzy*





- Residential investment producing £32,000 per annum
- Six two bed flats
- Double glazing
- Central heating

A substantial detached property providing six × two bedroomed flats benefiting from double glazing, central heating and gardens. The six apartments are all held on separate leasehold titles therefore there is potential for them to be sold in the future individually along with the car park spaces. All interested parties should make their own further inquiries. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income in excess of £32,000 per annum.

**Situated** Off Green Lane (B5189) in a popular and well established residential area, close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

**Flat 1** Hall, two Bedrooms, Kitchen, Bathroom, Lounge.

**Flat 2** Hall, two Bedrooms, Kitchen, Bathroom, Lounge.

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

**Flat 4** Hall, two Bedrooms, Kitchen, Bathroom, Lounge.

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

**Flat 6** Hall, two Bedrooms, Kitchen, Bathroom, Lounge.

**Outside** Rear communal parking for 8 cars.



**Note** Please note Sutton Kersh have only inspected flat 5 internally.



LOT  
37

5 Daisy Street, Liverpool L5 7RN

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- Two bedroomed middle terrace • Double glazing • Central heating

A two bed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £6,000 per annum.

**Situated** Off Stanley Road in a well-established residential location, close to local amenities and approximately 2 miles from Liverpool city centre.

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

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

**Outside** Yard to rear



LOT  
38

94-96 Lawrence Road, Liverpool L15 0EQ

GUIDE PRICE £135,000+\*

VACANT COMMERCIAL

- A two storey double fronted ground floor retail unit and five bedroom flat • Benefitting from double glazing, central heating and roller shutters

A two story property comprising a double fronted ground floor retail unit which has A5 use together with a five bedroom flat above accessed via a separate rear entrance. The property benefits from double glazing, central heating and roller shutters. Following a scheme of refurbishment the property has potential to achieve in excess of £25,000 per annum.

**Situated** Fronting Lawrence Road on the corner of Whitman Street. In a popular location close to local amenities, schooling, transport links. Approximately 3 miles from Liverpool city centre.

**Ground Floor** Shop Main Sales Area, Rear Room, WC  
**Flat** Lounge/Kitchen

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

**Outside** Rear Yard.





LOT  
39

## 28 Stonyfield, Bootle, Merseyside L30 0QS

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

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

A three bedroom mid-town house benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes. The potential rental income is approximately £6,300 per annum.

**Situated** Off Northern Perimeter Road (B5207) in a popular and well established residential area, close to local amenities, schooling and transport links. Approximately 8 Miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Bathroom/WC, Walk In Shower

**Outside** Gardens



LOT  
40

## Flat 22, Coral House, Lapis Close, London NW10 7FH

GUIDE PRICE **£240,000+\***

VACANT RESIDENTIAL

- Two bedroomed second floor apartment
- Double glazing • Electric heating • Gated parking

A second floor two bedroomed apartment within a purpose built block benefiting from double glazing, electric heating and secure gated parking. Following modernisation the property would be suitable for occupation or investment purposes. Please note the property will be a cash buy only.

**Situated** Off Lakeside Drive close to local amenities, bars and restaurants and within easy reach of transport links such as Hangar Lane Station, A40 & A406.

**EPC Rating** C

**Ground Floor** Main Entrance, Lift

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

**Outside** Secure Gated Parking.

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





LOT  
41

## 19 Fairfield Crescent, Fairfield, Liverpool L6 8PJ

GUIDE PRICE **£150,000+**\*

VACANT RESIDENTIAL

- A double fronted, four storey, seven bed detached property

A double fronted four storey seven bedroomed detached property benefiting from good sized front and rear gardens and off road parking. The property requires a full upgrade and scheme of refurbishment works and would be suitable for a number of uses to include conversion to provide self-contained flats, an HMO investment opportunity or a single dwelling. If converted to provide an HMO the potential rental income is approximately £36,000 per annum. The property will only sell to cash buyers.

**Situated** Off Prospect Vale which in turn is off Prescot Road with views overlooking Newsham Park in a popular and well established residential location. Local amenities, schooling are within walking distance and Liverpool city centre is approximately 4 miles.

**Cellar** Not inspected

**Ground Floor** Vestibule, Hall, three Rooms.

**First Floor** Bathroom/WC, three Rooms.

**Second Floor** Four Rooms, Bathroom/WC

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



LOT  
42

## 136 Wadham Road, Bootle, Merseyside L20 2DE

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

- Four bedroom mid terraced property benefiting from double glazing • Central heating

A three storey four bedroom mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The property has until recently been let out at £9,000 per annum, however there is an opportunity to let to 5 individual tenants at approximately £70pppw with the potential rental income being in excess of £18,200 per annum, subject to gaining any necessary consents.

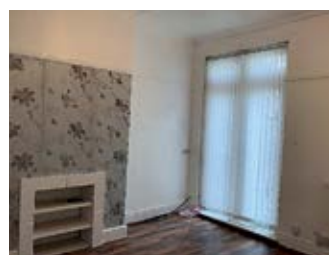
**Situated** Off Stanley Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hall, 2 Reception Rooms, Large Kitchen/ Dining Room.

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

**Second Floor** Bedroom. Boarded loft space.

**Outside** Yard To Rear.



LOT  
43

3 Shaftesbury Road, Crosby, Liverpool L23 5RB

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- Two bed mid terraced property • Double glazing

A two bedroom mid terraced property benefiting from double glazing and central heating. Following an upgrade and modernisation the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Coronation Road in the heart of Crosby in a very popular and well established residential location close to local amenities, schooling and transport links.

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

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

**Outside** Yard to rear



LOT  
44

17 Cross Hey Avenue, Prenton, Merseyside CH43 9JA

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- One bedroom apartment • Double glazing and central heating • Fully furnished

A one bedroom first floor apartment in good order throughout and benefitting from double glazing and central heating. The property will be sold fully furnished and is suitable for immediate occupation or investment purposes.

**Situated** Situated off Westway in a popular and well established residential location. Close to local amenities and schooling. Approximately 3 miles from Birkenhead town centre.

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

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

**Outside** Private Garden





LOT  
45

## 265 Hawthorne Road, Bootle, Merseyside L20 3AP

GUIDE PRICE £90,000+\*

COMMERCIAL INVESTMENT

- A mixed use investment currently producing £14,200 per annum
- Double glazing
- Central heating

A three-storey middle terraced property comprising a ground floor retail unit together two self-contained flats above (one × one and one × three bedrooomed) benefiting from double glazing, central heating and steel roller shutters. The shop is currently let by way of a 2 year lease from May 2020 producing £3,900 per annum and both flats are currently let by way of Assured Shorthold tenancies producing a total of £10,000 per annum. We have been advised there is also an advertising hoarding producing £300pa

**Situated** Fronting Hawthorne Road on a prominent main road position close by to local amenities and approximately 5 miles from Liverpool city centre.

**Outside** Yard to Rear.

**Ground Floor** Shop Main sales area. WC with basement  
**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**First/Second Floor** Flat 2 Hall, Lounge, Kitchen, Bathroom/WC, three Bedrooms.



LOT  
46

## 27 Grieve Road, Liverpool L10 7NH

GUIDE PRICE £85,000+\*

VACANT RESIDENTIAL

- Four bed house
- 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 registered as a four bed HMO and if let to 4 tenants the potential rental income is approximately £15,600 per annum.

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

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

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

**Outside** Front and Rear Gardens.

**EPC Rating** D





LOT  
47

18 Lancaster Road, Huyton, Liverpool L36 1US

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

- Three bedroomed end town house • Double glazing • Central heating • Front and rear gardens

A three bed end town house benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Jacqueline Drive in a popular and well established residential location close to local amenities, schooling and approximately 1 mile from Huyton town centre.

**Ground Floor** Hall, Lounge, Kitchen, Shower/WC

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

**Outside** Front and Rear Gardens



LOT  
48

242 Kingsheath Avenue, Liverpool L14 4AR

GUIDE PRICE £65,000+\*

VACANT RESIDENTIAL

- A two bedroom plus loft room mid-town house
- Double glazing • Central heating • Driveway
- Conservatory

A two bedroom plus loft room mid-town house property benefiting from double glazing, central heating, driveway, conservatory and gardens. The property would be suitable for occupation or investment purposes with a potential income in excess of £6,000 per annum.

**Situated** Off East Prescott Road in a popular and well established residential location close to local amenities and schooling. Approximately 6 miles from Liverpool city centre.

**Ground Floor** Porch Entrance, vestibule, Lounge, Kitchen/ Dining Room, Conservatory

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

**Loft Room** (pull down staircase)

**Outside** Rear Garden, Driveway.



LOT  
49

## 11 Station Road, Rainhill, Prescot, Merseyside L34 5SN

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £14,040 per annum • Double glazing
- Central heating

A three storey plus lower ground floor middle terraced house converted to provide three × 1 bedroom self-contained flats benefiting from double glazing and electric heating. The flats are all currently let by way of Assured Shorthold Tenancies producing a total income of £14,040 per annum.

**Situated** Off Kemble Street in a popular and well established residential location within walking distance to local amenities, Cables Retail Park and transport links. Approximately 12 miles from Liverpool city centre.

**First Floor Flat 3** Lounge, Kitchen, Study, Shower Room/WC Stairs to Bedroom

**Outside** Yard to the rear

### Lower Ground Floor Flat 1

Living Room, Bedroom, Kitchen, Shower Room/WC

### Ground Floor

Main Entrance Hallway Flat 2 Hall, Lounge, Bedroom, Kitchen, Shower Room/WC



LOT  
50

## 60 Kemble Street, Prescot, Merseyside L34 5SH

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £7,800 per annum • Double glazing • Central heating

A four bedroomed four storey middle terraced house benefiting from double glazing, central heating and a garden to the rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum.

**Situated** In a prominent position near Warrington Road (A57) in a popular and well established residential location within close proximity to local amenities, Cables Retail Park and approximately 10 miles from Liverpool city centre.

**Lower Ground Floor** Kitchen, Dining Room

**Ground Floor** Lounge, Bathroom/WC

**First Floor** Three Bedrooms

**Second Floor** One further Bedroom

**Outside** Rear Garden



LOT  
51

## 68 Kemble Street, Prescot, Merseyside L34 5SH

GUIDE PRICE **£100,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £10,080 per annum
- Double glazing
- Electric heating
- Intercom
- CCTV

A two storey plus lower ground floor middle terraced property converted to provide three self-contained flats (two × one bedroomed and one × two bedroomed) The property benefits from double glazing, electric heating, secure entry intercom system and CCTV. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £15,480 per annum.

**Situated** In a prominent position near Warrington Road (A57) in a popular and well established residential location within close proximity to local amenities, Cables Retail Park and transport links.

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

**Outside** Yard to the rear

**Lower Ground Floor** to rear  
**Flat 1** Living Room, Bedroom, Kitchen, Bathroom/WC

**Ground Floor** Main Entrance Hallway **Flat 2** Bedroom, Lounge, Kitchen, Shower Room/WC



LOT  
52

## Land at Istock Road, Bootle, Merseyside L20 5DY

GUIDE PRICE **£20,000+**\*

LAND

- Vacant plot of land

A vacant plot of land suitable for a number of potential uses, however potential purchasers should rely on their own enquiries.

**Situated** The site is located close to local shopping on Knowsley Road and Linacre Road. Istock Road is a cul-de-sac forming part of an established residential area.





LOT  
53

## Land at Leasowe Road, Wallasey, Merseyside CH45 8NY

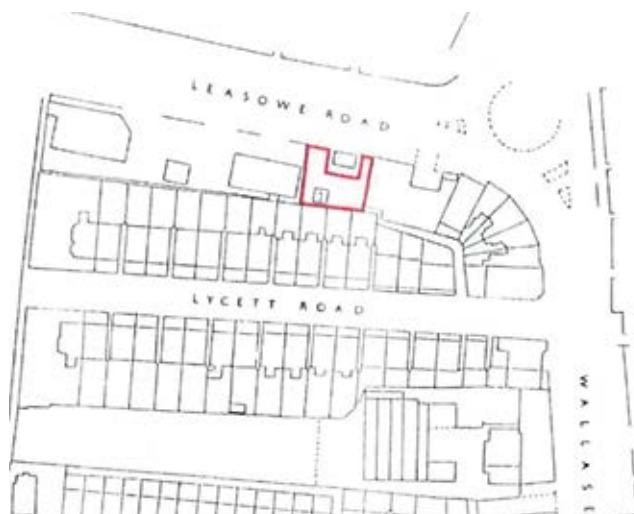
GUIDE PRICE £30,000–£35,000\*

LAND

- Vacant plot of land

A vacant plot of land suitable for a number of potential uses, however potential purchasers should rely on their own enquiries.

**Situated** Fronting Leasowe Road in a popular location within walking distance to Wallasey town centre amenities.



LOT  
54

## Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX

GUIDE PRICE £40,000+\*

DEVELOPMENT OPPORTUNITIES

- 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.





- Mixed use investment property fully let and producing a total rental income of approximately **£18,000.00 per annum**
- Double glazing and central heating

A mixed use investment property fully let and producing a total rental income of approximately **£18,000.00 per annum** benefiting from double glazing and central heating. The property is a three storey plus basement mixed use building comprising a ground floor commercial unit together with two × one bedroomed flats and one × studio flat to the first and second floors. The ground floor is currently let on a 5 year lease from January 2020 producing approximately **£7,200.00 per annum** and is currently trading as a community centre. The three flats are all let by way of Assured Shorthold Tenancy agreements producing a rental income of approximately **£10,800.00 per annum**.

**Situated** Fronting Lodge Lane in a popular location close to local amenities, bars and restaurants, schooling and approximately 2 miles from Liverpool city centre.

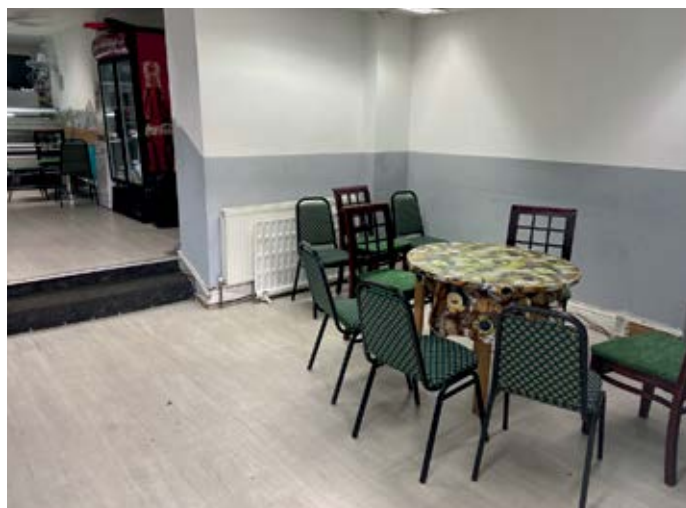
**Basement** 1 Large Room, WC

**Ground Floor** Commercial Community Centre, Café.

**First Floor** Flat 1 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Second Floor** Flat 2 Open Plan Lounge/Kitchen, Bathroom/WC Stairs to Bedroom. **Flat 3** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

**Outside** Yard to the rear.





LOT  
**56**

## Flats 1-3, 171 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £15,405 per annum
- Double glazing
- Central heating

A residential investment opportunity currently producing £15,405.00 per annum. A three storey middle terraced property converted to provide three self-contained flats. The flats are all fully let by way of Assured Shorthold Tenancies producing a rental income of approximately £15,405 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Westminster Road in an established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre

**Outside** Yard to the rear

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

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

**Second Floor** **Flat 3** Living Room/Dining Room, Kitchen, Bathroom/WC, Bedroom



LOT  
**57**

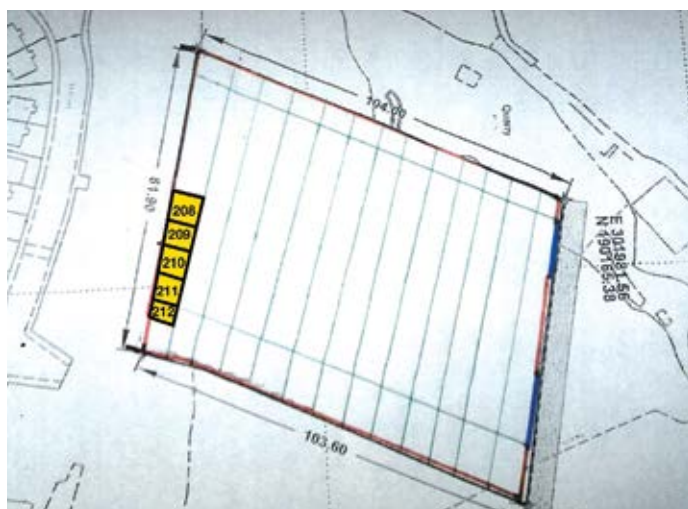
## Plots 208-212, Rhiwgarn Fawr Farm, south of High St, Porth CF39 8AX

GUIDE PRICE **NIL RESERVE\***

LAND

- Five freehold vacant plots of land which are being sold together as one auction lot

Plots 208, 209, 210, 211 & 212. Five freehold vacant plots of land which are being sold together as one auction lot. The plots form part of an approximately 2 acre site and are located close to existing residential housing. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.





LOT  
**58**

## 50 Mersey View, Brighton-le-sands, Liverpool L22 6QB

GUIDE PRICE **£45,000+\***

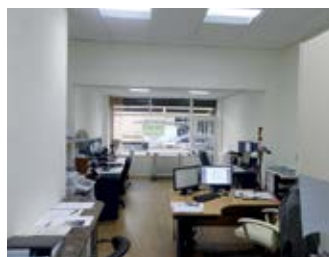
VACANT COMMERCIAL

- Office accommodation suitable for a number of uses • Double glazing • LED lighting
- Electric heating • Electric roller shutters

A vacant ground floor retail unit which has been converted to provide office accommodation with a kitchen, WC and storage area, suitable for immediate use as an Office. Alternatively the property could be converted to provide a Commercial Unit, subject to any consents. The property benefits from double glazing, LED lighting, electric heating and electric roller shutters. Total Area 400 sq ft. The potential rental income is approximately £6000 per annum. The first floor flat is not included in the sale and has been sold separately on a long lease although the freehold of the building is included.

**Situated** Fronting Mersey View in a popular location close to local amenities and approximately 7 miles from Liverpool city centre.

**Ground Floor** Open Plan Office Space, Kitchenette, WC, Storage Area



LOT  
**59**

## 9 Clare Road, Bootle, Merseyside L20 9LY

GUIDE PRICE **£48,000+\***

VACANT RESIDENTIAL

- Three bedroomed middle terrace • Double glazing • Central heating

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

**Situated** Off Hawthorne Road in a popular and well established residential location within walking distance to local amenities and transport links and approximately 3.5 miles from Liverpool city centre.

**Joint Agent**



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

**First Floor** 4 Piece Bathroom/WC, two Bedrooms

**Second Floor** Third Bedroom

**Outside** Yard to Rear



LOT  
60

373 Smithdown Road, Liverpool L15 3JJ

GUIDE PRICE £175,000+\*

COMMERCIAL INVESTMENT

- A mixed use investment opportunity currently fully let producing £22,212 per annum • Double glazing • Central heating • Electric shutters

A mixed-use investment opportunity currently fully let producing £22,212 per annum. A three storey plus basement middle terraced property comprising a ground floor retail unit together with two self-contained flats above (one × one bed and one × two bed). The property benefits from double glazing, central heating and electric roller shutters. The ground floor is currently let by way of a 7-year lease from September 2019 producing £10,392 per annum trading as 'DeNiro's' and both flats are currently let by way of Assured Shorthold tenancies producing £11,820 per annum.

**Situated** Fronting Smithdown Road in a popular and well established location close to local amenities, transport links and Universities. Liverpool city centre is approximately 3 miles away.

**Cellar** 1 Room, Shower Room/WC

**Ground Floor Shop** Main sales area, Kitchen/Prep room.

**First Floor Flat 1** Open Plan Lounge/Kitchen, Shower room/WC, Bedroom.

**Second Floor Flat 2** Open Plan Lounge/Kitchen, Shower room/WC, two Bedrooms.

**Outside** Yard to Rear. Access to Flats.



LOT  
61

59 Townsend Avenue, Norris Green, Liverpool L11 8NA

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

- A three bedroom semi-detached property benefitting from double glazing, central heating and a driveway

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

**Situated** Situated off Queens Drive, in a popular and well established residential location. Close to local amenities, Broadway shopping facilities, schooling and transport links. Approximately four miles from Liverpool city centre.

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

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

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





LOT  
**62**

## 80 Arkles Lane, Liverpool L4 2SP

GUIDE PRICE **£90,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £3,800 pa
- When fully let potential income in excess of £10,800pa
- Double glazing
- Central heating

A two storey mid terraced property currently arranged as two × two bedroomed flats. The property benefits from double glazing and central heating. The first floor is currently let by way of an Assured Shorthold Tenancy producing £3,600 per annum. The ground floor flat is vacant and in need of modernisation. When fully let the potential income being in excess of £10,800 per annum.

**Situated** Fronting Arkles Lane opposite Stanley Park, in a popular and well established residential location within walking distance to Liverpool Football Club and approximately 3.5 miles from Liverpool city centre.

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

**Outside** Yard To Rear.

**Basement** Not Inspected.

**Ground Floor** Flat 1 Hall, Kitchen, Lounge, two Bedrooms, Shower Room/WC



LOT  
**63**

## 87 Grantham Street, Liverpool L6 6BU

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- Two bedroom terraced house
- Double glazing
- Central heating

A two bedroom 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 £6000 per annum.

**Situated** Off Molyenux Road and Kensington High Street in a popular and well established residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Joint Agent**  
**CORE**  
PROPERTY MANAGEMENT  
AND CONSULTANCY

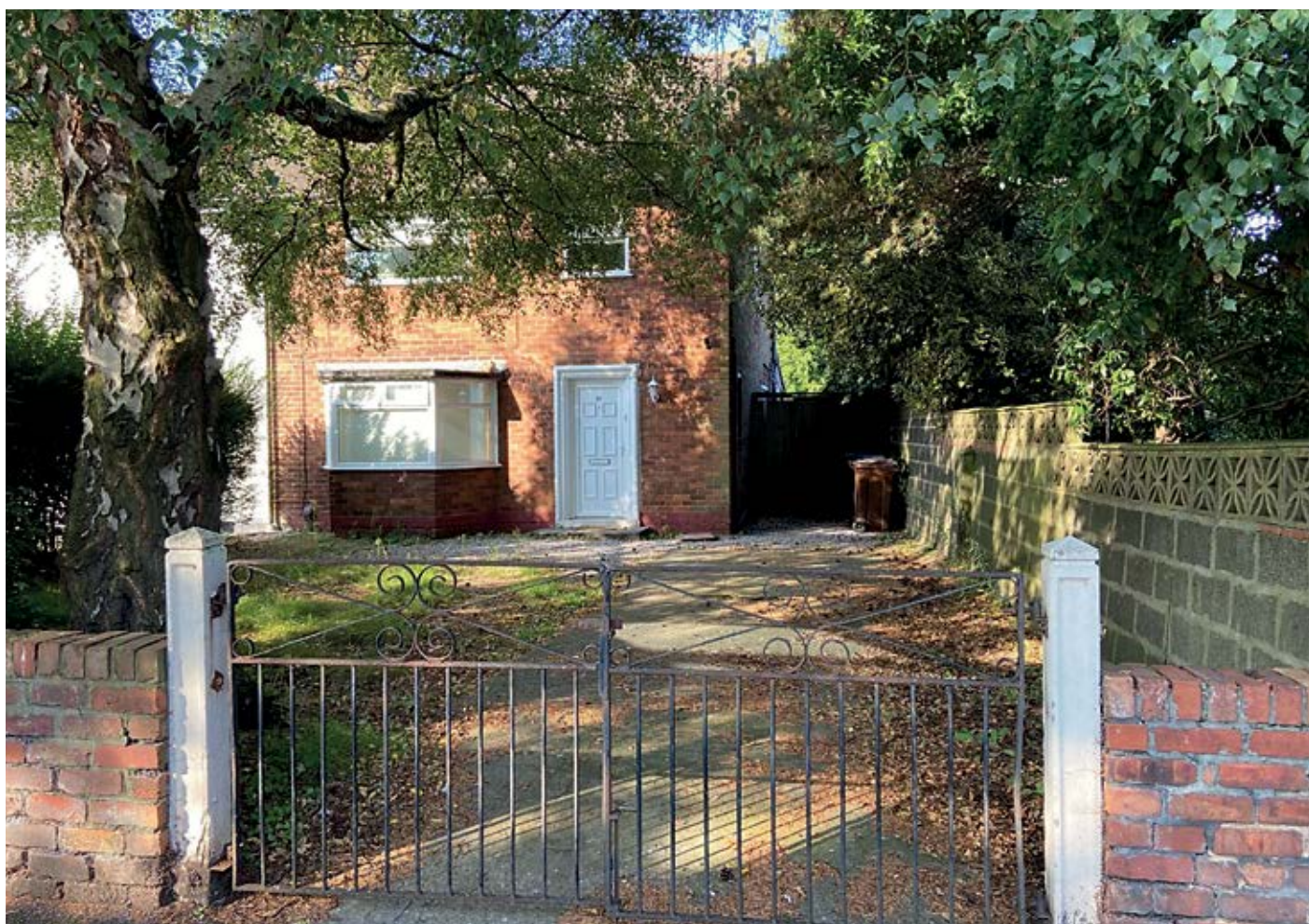
**Ground Floor** Lounge, Kitchen, Bathroom/WC

**First Floor** Two Bedrooms.

**Outside** Yard to the rear







- Two self-contained flats • Part let producing £6,480.00 per annum • Electric heating • Double glazing • Off road parking • Front garden with off road parking • Large L-shaped garden to the rear

A three storey semi-detached property converted to provide two self-contained flats (one × one bed and one × two bed) benefiting from electric heating, double glazing, off road parking, front garden with off road parking and large L shaped garden to the rear. The first floor flat is currently let by way of an Assured Shorthold Tenancy agreement producing £6,480.00 per annum. The ground floor flat is vacant and suitable for immediate letting. The potential rental income when fully let is approximately £13,000 per annum. There is potential to extend the property to the rear or to erect a granny flat etc, subject to any necessary planning consents.

**Situated** Off Park Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway. **Flat 1** Lounge, Kitchen, Dining Room, Bedroom, Shower Room, Separate WC

**First Floor** Flat 2 Landing, Kitchen, two Bedrooms, Bathroom/WC with walk-in-shower.

**Second Floor** Flat 2 Lounge.

**Outside** Front Garden and Driveway. Large Rear L Shaped Garden





LOT  
65

## 50 Hawkins Street, Liverpool L6 6BZ

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

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

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

**Situated** Off Kensington in a popular and well established residential location close to local amenities, transport links and approximately 2 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Rear Yard.



LOT  
66

## 14 Hampden Street, Liverpool L4 5TZ

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,940 per annum
- Part double glazed
- Central heating

A three bedroomed middle terraced house benefiting from part double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of approximately £5,940 per annum.

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

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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear.



LOT  
**67**

## 211/211a Breck Road, Everton, Liverpool L5 6PT

GUIDE PRICE **£60,000+\***

VACANT COMMERCIAL

- A three storey mid terraced property • Double glazing • Central heating • Electric roller shutters

A three storey mid terraced property comprising a ground floor retail unit together with a one × two bedroom self-contained flat. The property benefits from double glazing, central heating and electric roller shutters. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £11,500 per annum. The retail unit would be suitable for a number of uses, subject to gaining the necessary consents.

**Situated** Fronting Breck Road at its junction with Breckfield Road North in an established residential location approximately 3 miles from Liverpool city centre.

**Second Floor** Two Bedrooms

**Outside** Yard To Rear

**Ground Floor** Shop Main Sales Area, Rear Room, Kitchen, WC (cellar – not inspected)

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



LOT  
**68**

## 19 Coulport Close, Liverpool L14 2EL

GUIDE PRICE **£70,000+\***

RESIDENTIAL INVESTMENT

- A residential investment producing £5700 per annum • Double glazing • Central heating • Front and rear gardens

A two bedroomed modern semi-detached house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5700 per annum.

**Situated** Off Turriff Road which in turn is off East Prescott Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

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

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

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





LOT  
69

## 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 bedroomed 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.

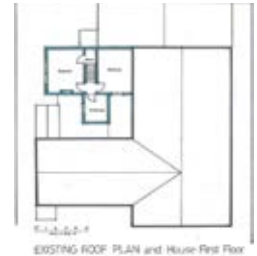
**Ground Floor** House Part two Rooms, Kitchen

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

**Outside** Rear Yard, Boiler House.

**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.



LOT  
70

## 105 Breeze Hill, Liverpool L9 1DZ

GUIDE PRICE **£75,000+\***

RESIDENTIAL INVESTMENT

- A residential investment producing £8,340 per annum • Central heating

A three storey five bedroomed middle terraced property benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,340 per annum. N.B. Property also has a large basement cellar which has not been inspected by Sutton Kersh.

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

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

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

**Second Floor** Two Bedrooms.

**Outside** Yard to the rear.



LOT  
71

## 143 Molyneux Road, Kensington, Liverpool L6 6AJ

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- Three bedroomed corner property • Good sized • Double glazing • Central heating

A large three-bedroom corner property with a substantial footprint, located in the heart of Kensington, Liverpool, a prime student investment area. Kensington is home to a large proportion of Liverpool's student population, attending the three major universities. Benefitting from double glazing and central heating throughout (Worcester Bosch boiler). Following refurbishment, the property would be suitable for investment purposes. If the property is let to 4 tenants at £85pppw, the potential rental income is approximately £17,680.00 per annum. Two further bedrooms and additional bathroom could be created in the loft space (similar to other properties in the area), subject to any necessary planning consents if required, potentially increasing rental income to £26,520.00 (6 tenants at £85pppw). Due to the property's advantageous corner plot, there could be additional opportunity to the rear of the property.

**Situated** On the corner of Mansell Road, Kensington. Royal Liverpool Hospital is 1 mile away. Approximately 2 miles from Liverpool city centre & Liverpool ONE.

**Ground Floor** Hall, Two Reception Rooms, Kitchen/ Dining Room, Bathroom/WC

**First Floor** Three Bedrooms.

**Outside** Rear Yard.

**EPC Rating** D



LOT  
72

## Apartment 17, Breakwater House, Ferry Court, Cardiff CF11 0JQ

GUIDE PRICE £150,000+\*

VACANT RESIDENTIAL

- Two bedroomed second floor apartment
- Double glazing • Electric heating • Balconies
- Allocated parking

A two bedroom second floor apartment benefitting from a balcony with water views, allocated parking, intercom system, 24 hour concierge, gym, swimming pool, double glazing and electric heating. The property would be suitable for occupation or investment purposes.

**Situated** Within the popular Prospect Place development overlooking Cardiff Bay in a well-established location within close proximity of city centre amenities and transport links.

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

**Tenure** Leasehold for a term of 125 years from 1st January 2006 at a ground rent of £200 per annum.

**Ground Floor** Entrance Hall

**Second Floor Flat** Hall, Lounge with access to Balcony 1, Kitchen, Bathroom/WC, Master Bedroom with ensuite Bathroom/WC and access to Balcony 2, Second Bedroom with Walk in Wardrobe

**EPC Rating** C

**Outside** Allocated Parking





LOT  
73

## 7 Cavern Court, Liverpool L6 9JG

GUIDE PRICE **£25,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £4,800.00 per annum

A first floor studio apartment benefiting from double glazing, electric heating and communal gardens. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £4,800 per annum.

**Situated** Off Coleridge Street which in turn is off Kensington high street in a popular residential location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Main Entrance, Hallway.

**First Floor** Open Plan Lounge/ Kitchen/Bedroom, Bathroom/ WC

**Outside** Communal Gardens, Parking.



LOT  
74

## Land at Wavertree Tec Park, Wavertree Boulevard South L7 9PF

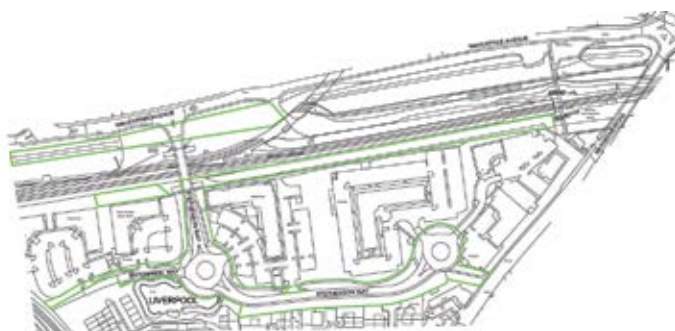
GUIDE PRICE **£1,500+**\*

LAND

- Vacant plot of land

Three parcels of land situated in Wavertree Technology park. The land may be suitable for a number of uses, however potential purchasers should rely on their own enquiries.

**Situated** Wavertree Technology Park is a technology park in the Wavertree area of Liverpool, situated between the city centre and the M62 motorway. It comprises single storey parades of pavilion-style office units. The park is served by Wavertree Technology Park railway station.





LOT  
75

## 8 Plumer Street, Liverpool L15 1EE

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

- Two bedroomed middle terraced • Central heating • In need of full refurbishment

A two bedroom mid terraced property benefiting from central heating. Following a full scheme of upgrade and refurbishment, the property would be suitable for occupation, resale or investment purposes. The potential income being in excess of £6,000 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** Vestibule, Through Lounge/Dining Room, Kitchen (No Fittings), Bathroom (No Fittings)

**First Floor** Two Bedrooms.

**Outside** Rear Yard.



LOT  
76

## 34 Randolph Street, Liverpool L4 0SA

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £4,320 per annum • Double glazing and central heating

A two bed mid terraced property benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £4320 per annum.

**Situated** Off Blessington Road in a popular residential location close to local amenities, walking distance to Liverpool Football Club and approx. 2.5 miles from Liverpool city centre.

**First Floor** Vestibule, Lounge, Kitchen.

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

**Outside** Rear Yard.

**Note** Sutton Kersh have not carried out an internal inspection.



LOT  
77

148 Picton Road, Wavertree, Liverpool L15 4LJ

GUIDE PRICE £70,000+\*

VACANT COMMERCIAL

- Mixed use property • Ground floor retail unit together with two bed flat above • Double glazing • Central heating • Steel roller shutters

A two storey mixed use corner property providing a ground floor retail unit together with a two bed flat above accessed via a separate side entrance. The property benefits from triple glazing, electric roller shutters and is in good condition throughout ready for occupation or investment purposes. When let the potential income being in excess of £9,500 per annum.

**Situated** On the corner of Strathcona Road, fronting Picton Road in a busy and prominent main road position, close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

**Ground Floor** Shop main sales area, Rear room, W/C.

**First Floor** Flat (separate side entrance) Hall, Open Plan Kitchen/Lounge, Two Bedrooms, Bathroom/WC

**Outside** Yard to rear.

SOLD PRIOR



LOT  
78

44 Dorset Road, Anfield, Liverpool L6 4DX

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,256 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 producing a rental income of £5,256 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.

Joint Agent



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

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

**Outside** Yard to the rear.





LOT  
79

63 Dovercliffe Road, Liverpool L13 5YB

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- A three bedroom mid-town house • Double glazing and central heating

A three bedroomed mid-town house property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes.

**Situated** Off Prescot Road in a popular and well established residential location within walking distance to Old Swan shopping facilities, Doric Park, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Joint Agent



**Ground Floor** Porch entrance, Hall, two Reception Rooms, Kitchen.

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

**Outside** Yard to rear.



LOT  
80

308 Rice Lane, Liverpool L9 2BL

GUIDE PRICE £140,000+\*

DEVELOPMENT OPPORTUNITIES

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

A re development opportunity to convert the existing property into a 10 bedroomed 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 <sup>st</sup> floor	14.2	3.8
Bedroom 7	1 <sup>st</sup> floor	22	3.8
Bedroom 8	1.5 floor	9.6	3.9
Bedroom 9	2 <sup>nd</sup> floor	9	2.6
Bedroom 10	2 <sup>nd</sup> 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  
81

51 Wordsworth Street, Liverpool L8 0RP

GUIDE PRICE £100,000+\*

VACANT RESIDENTIAL

- Three bed semi-detached property • Double glazing • Central heating

A three bedroom semi-detached property benefiting from double glazing and central heating. The property would be suitable for occupation, resale or investment purposes. Alternatively it could be converted to provide a four/five bed HMO investment opportunity subject to necessary planning consents.

**Situated** Off Lodge Lane and Hartington Road in an established residential location within easy access to local amenities, Sefton Park and approximately 2 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hallway, Through Living room/ Dining room, Kitchen.

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

**Outside** Yard to the rear



LOT  
82

36 Balls Road, Prenton, Merseyside CH43 5RE

GUIDE PRICE £85,000+\*

VACANT COMMERCIAL

- A three storey end of terrace comprising a ground floor retail unit together with a three bed flat above

A three-storey end of terrace comprising a ground floor retail unit together with a three bed roomed flat above accessed via the shop. The property benefits from double glazing and following refurbishment would be suitable for investment purposes with the potential rental income being in excess of £15,000 per annum.

**Situated** Fronting Balls Road in a prominent main road position within close proximity to local amenities, schooling and transport links. Approximately 1 mile from Birkenhead town centre.

**Second Floor** Two Further bedrooms.

**Outside** Yard to Rear.

**Cellar** Not Inspected.

**Ground Floor Shop** Main sales area, Rear room, Kitchen, Storeroom.

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



LOT  
83

## 46a August Road, Liverpool L6 4DF

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

- Two bedroom mid terrace • Double glazing
- Central heating

A two bedroom mid terrace property benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with a potential income being £5,100 per annum.

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

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

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

**Outside** Rear Yard.



LOT  
84

## 140 St. Marys Road, Garston, Liverpool L19 2JJ

GUIDE PRICE **£95,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental of £13,320 per annum • Double glazing • Central heating

A three storey middle terraced property converted to provide three × one bedroomed self-contained flats. All of the flats are currently let by way of an Assured Shorthold Tenancies producing £13,320 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting St Marys Road on the corner of Wainwright Grove opposite the new Asda and providing easy access to Garston Village amenities and approximately 5 miles from Liverpool city centre.

**Cellar** Not inspected.

**Ground Floor** Main entrance hallway **Flat 1** Lounge, Bathroom/WC, Bedroom, Kitchen.

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

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

**Outside** Yard to the rear.

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

**Note** The photographs are taken before Flat 3 was let a couple of years ago.





LOT  
85

## 4 Galloway Street, Liverpool L7 6PD

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

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

A two bedroomed middle terraced house benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for investment purposes.

**Situated** Off Webster Road in a popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.



LOT  
86

## 37 Aglionby Street, Carlisle CA1 1JT

GUIDE PRICE **£155,000+\***

VACANT RESIDENTIAL

- A four storey mid-town house property which is currently arranged as two self-contained flat
- Gardens

A four storey mid-town house property which is currently arranged as two self-contained flats with three lettable rooms in each one. However following modernisation the property would be suitable for a number of uses including conversion into a large family home, three individual flats or potential large HMO (seven rooms) subject to gaining any necessary consents. When let to 7 individuals on a per room basis at £85 per person, per week the potential income is £30,940 per annum. The property benefits from rear garden.

**Situated** Off Warwick Road in an established location close to local amenities, transport links and within walking distance to the University of Cumbria.

**Cellar** Two Rooms (potential to convert to self-contained flat).

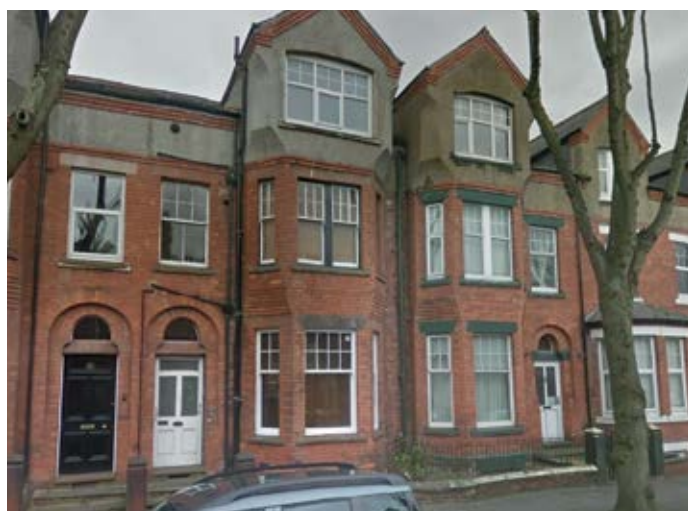
**Ground Floor** 37 Vestibule, Entrance Hall, Hall, two Rooms, Lounge, Kitchen

**First Floor (first level)** Bathroom, Separate WC 1 Room.

**First Floor (second level)** 37a two rooms, Kitchen

**Second Floor** 1 Further room, Lounge (or potential bedroom) Bathroom/WC

**Outside** Rear Garden.



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

LOT  
**87**

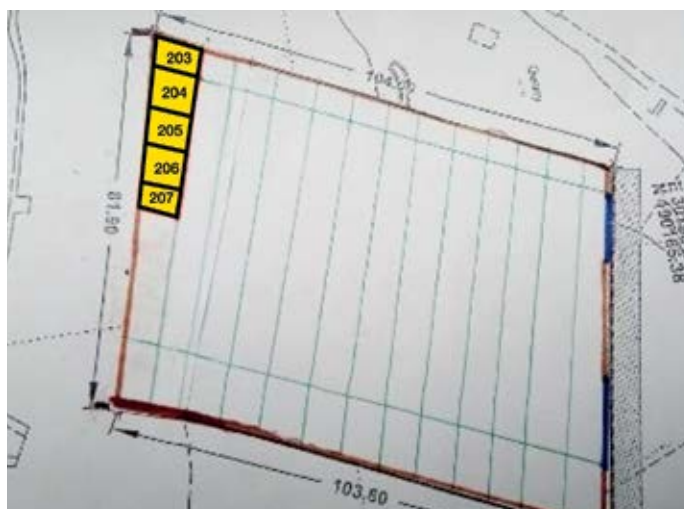
## Plots 203–207, Rhiwgarn Fawr Farm, south of High St, Porth CF39 8AX

GUIDE PRICE **NIL RESERVE\***

LAND

- Five freehold vacant plots of land which are being sold together as one auction lot

Plots 203, 204, 205, 206 and 207. Five freehold vacant plots of land which are being sold together as one auction lot. The plots form part of an approximately 2 acre site and are located close to existing residential housing. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.



LOT  
**88**

## 53 Hampden Street, Liverpool L4 5TY

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £4,800 per annum
- Majority double glazing
- Central heating

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

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

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

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

**Outside** Yard to the rear.







- Residential investment producing £35,360 per annum
- Double glazing
- Central heating
- CCTV

A three storey end terrace property converted to provide an eight bedroomed HMO compliant property benefiting from full planning permissions, double glazing, central heating and CCTV. The property is in good order throughout and is fully let producing £35,360 per annum (£2,946 per calendar month) to include bills.

**Situated** Off Park Road in a popular residential location close to local amenities, schooling and universities approximately 1 mile from Liverpool city centre.

**Note** We have been advised by the vendor that the property currently has a HMO license in place.

**Ground Floor** Main entrance Hallway, Communal Lounge/Dining room, Kitchen, Shower room/WC.

**First Floor** Four Letting rooms, Kitchenette, Shower room/WC.

**Second Floor** Four Letting rooms, Kitchenette, Shower room/WC, Shower room.



LOT  
90

## 23/25 St. Ambrose Grove, Liverpool L4 2RL

GUIDE PRICE **£165,000+\***

RESIDENTIAL INVESTMENT

- A pair of three storey properties which have been converted to provide five × one bedroomed self contained flats. producing £24,000pa

A pair of three storey dormer style middle terraced properties which have been converted to provide five × one bedroomed self contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of £24,000 per annum. The property benefits from double glazing and electric storage heaters.

**Situated** Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

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

**25 St. Ambrose Grove**  
**Ground Floor** Main Entrance Hallway. **Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**First Floor** **Flat 4** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**23/25 St. Ambrose Grove**  
**Second Floor** **Flat 5** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Communal Yard.



LOT  
91

## 32 Parton Street, Liverpool L6 3AW

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £6,000 per annum

A two bedroomed middle terraced house currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from double glazing and central heating.

**Situated** Just off Sheil Road and Prescott Road in a popular residential location within easy reach of local amenities, Schooling, Newsham Park and approximately 2.5 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.





LOT  
92

## Land adjacent to 6 Bowden Road, Garston, Liverpool L19 1QN

GUIDE PRICE **£200,000+\***

DEVELOPMENT OPPORTUNITIES

- A cleared site suitable for redevelopment purposes subject to any consents

A cleared site suitable for redevelopment purposes subject to any consents. We are advised that a pre application has been submitted for the erection of a three storey block of 12 self contained apartments (four × two and eight × one bed) which has been accepted in principle, however potential purchasers should make their own enquiries. We believe all main services are available.

**Situated** Fronting Bowden Road opposite Garston Library in a very popular and well established residential location within easy reach of Garston Village amenities, schooling and approximately 6 miles south of Liverpool city centre.

**Accommodation** Architects drawings are available for inspection at the Auctioneers Offices



LOT  
93

## 16 Cromarty Road, Liverpool L13 2AE

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

- Three bedroom three storey dormer style mid terrace property

A three bedroom three storey dormer style mid terrace property in need of a full upgrade. Once refurbished the property would be suitable for resale, occupation or investment purposes.

**Situated** Off Prescot Road in a popular and well established residential location within close proximity to local amenities, schooling, Old Swan Shopping and approximately 4 miles from Liverpool city centre.

**Joint Agent**

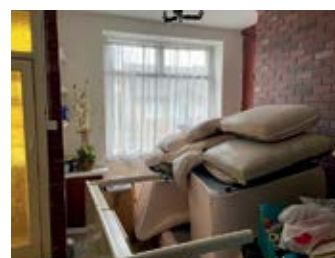


**Ground Floor** Through Living Room/Dining Room, Kitchen, Bathroom/ WC.

**First Floor** Two Bedrooms

**Second Floor** 1 Further Bedroom

**Outside** Rear Yard



LOT  
94

## 9 Ellerslie Road, Liverpool L13 8AR

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

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

A vacant four bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for a number of uses including occupation, investment or HMO purposes, subject to gaining any necessary consents. If the property was let to 5 tenants at a rental income of £75pppw the potential rental income would be in excess of £19,500 per annum.

**Situated** Off Victoria Road which is in turn 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** Yard to the rear

**Ground Floor** Hall, Two Reception Rooms, Kitchen, Utility Room

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

**Second Floor** Attic Room



LOT  
95

## 1 Redgrave Street, Liverpool L7 0ED

GUIDE PRICE £90,000+\*

VACANT RESIDENTIAL

- A two/three bed plus attic room end terraced house
- Double glazing • Central heating

A two/three bed plus attic room end of terraced house benefiting from double glazing and central heating. The property has recently been updated and would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum. Alternatively the property could be let to 4 individual tenants at £85pppw with a potential rental income of approximately £17,680 per annum, subject to gaining any necessary consents.

**Situated** Off Needham Road which is off Holt Road in a popular residential location with easy reach of Kensington amenities, schooling, Liverpool Universities and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Hall, One Letting Room, Communal Lounge/Diner, Kitchen, Shower Room/WC

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

**Attic** 1 Further Room.





LOT  
96

## 32-34 Marlborough Street, Liverpool L3 2BS

GUIDE PRICE **£90,000+\***

DEVELOPMENT OPPORTUNITIES

### • A vacant commercial unit

A freehold single storey workshop building suitable for redevelopment, subject to the necessary planning consents. The site currently accommodates a single storey workshop building which has previously been used as a base for a cab company. The building occupies the whole site and is abutted on two sides by a recently constructed four-storey residential building.

**Situated** The site is located fronting onto Marlborough Street, close to its junction with Marybone, approximately 0.2 miles north of Liverpool city centre. The immediate surrounding area comprises a number of student residential schemes and is near to Liverpool John Moores University. The location is well served by local transport links, being less than 300 meters from Moorfields Station, and is within walking distance of Liverpool's business and entertainment districts.

**Ground Floor** 143.51 sq.m. (1545 sq.ft.)

Rateable Value £5,200.00



LOT  
97

## 59 Botanic Road, Liverpool L7 5PX

GUIDE PRICE **£175,000+\***

RESIDENTIAL INVESTMENT

### • A residential investment currently producing £14,400 per annum • Double glazing • Central heating

A substantial three storey plus basement middle terraced property converted to provide three × one bedroomed self-contained flats benefiting from double glazing, central heating and a rear garden. The property is fully let by way of Assured Shorthold tenancies producing £14,400 per annum. There is potential to convert both the basement and attic to provide further accommodation subject to obtaining the necessary consents.

**Situated** Fronting Botanic Road overlooking Wavertree Botanic Gardens in a popular residential location close to local amenities, Universities and transport links. Approximately 2 miles from Liverpool city centre.

**Basement** Two Rooms.

**Ground Floor** Main Entrance Hallway **Flat 1** Open plan Lounge (3.89m × 3.76m) Kitchen (2.35m × 2.28m) Bedroom

(3.53m × 3.40m) with En-suite shower room.

**First Floor** **Flat 2** Hall, Lounge (4.18m × 3.36m) Kitchen (4.16m × 1.98m) Bedroom (3.44m × 3.02mm) Walk in Wardrobe (1.90m × 1.64m) Bathroom/WC.

**Second Floor** **Flat 3** Hall, Lounge (4.20m × 3.52m) Kitchen (4.32m × 1.99m) Bedroom (3.48m × 2.86m) Bathroom/WC.



**Attic Space** Not Inspected.

**Outside** Rear Garden.

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



LOT  
98

## 399/401 Walton Breck Road, Liverpool L4 2RN

GUIDE PRICE **£145,000+\***

VACANT RESIDENTIAL

- A pair of three storey middle terraced houses converted into four self-contained flats • Double glazing • Central heating

A pair of three three storey middle terrace houses converted to provide four self contained flats (two × one and two × two bed) benefiting from double glazing and central heating. Following refurbishment works to number 399 the property would be suitable for investment purposes with a potential rental income of approximately £20,400 per annum. There is also potential to convert the property to provide a further two apartments, subject to any consents .

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

**399 Walton Breck Road**  
**Ground Floor** Main Entrance Hallway **Flat 1** Lounge, Kitchen, Bathroom/WC, Bedroom  
**First Floor** Flat 2 Lounge, Kitchen, Bathroom/WC

**Second Floor** Flat 2 Two bedrooms

**401 Walton Breck Road**  
**Ground Floor** Main Entrance Hallway **Flat 1** Lounge, Kitchen, Bathroom/WC, Bedroom

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

**Second Floor** Flat 2 Two bedrooms

**Outside** Yard to Rear.



LOT  
99

## 13 Drayton Road, Liverpool L4 6TS

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental of £5,400 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 producing a rental income of £5,400 per annum.

**Situated** Off Delf Lane which is in turn off Queens Drive (the A5058) in a popular and well established residential location within close proximity to local amenities and transport links and approximately 4 miles from Liverpool city centre.

**Joint Agent**



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

**First Floor** Two Bedrooms

**Outside** Yard to the rear.





LOT  
**100**

7 Argyle Road, Anfield, Liverpool L4 2RS

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment fully let on a 6 year contract producing £10,920 per annum • Double glazing • Central heating • New boiler and a rear garden

A semi detached property used as a seven bed roomed HMO investment. The property is fully HMO compliant currently fully let on a 6 year contract producing £10,920 per annum and benefits from double glazing, central heating with new boiler and a rear garden.

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

**Lower Ground Floor** Cellar

**Ground Floor** Vestibule, Hall, One Letting Room, Communal Lounge, Kitchen/Diner

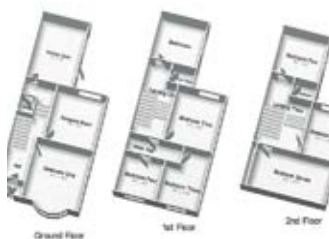
**First Floor** Inner Hall, Three Letting Rooms, Bathroom/WC, Shower Room/WC

**Second Floor** Three Letting Rooms

**Outside** Garden to the rear

**Note** Please note Sutton Kersh have not inspected the property internally and internal access is not possible with this property.

**Joint Agent**



LOT  
**101**

54 Sewell Street, Prescot, 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 Prescot 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

**SOLD PRIOR**



LOT  
102

68 Blantyre Road, Liverpool L15 3HT

GUIDE PRICE £120,000+\*

VACANT RESIDENTIAL

- Four bed middle terraced property • Double glazing • Central heating

A four bedroom mid terraced property benefiting from double glazing and central heating. Following refurbishment works the property would be suitable for occupation or investment purposes. If let to 6 individual tenants at £90pppw the potential annual rental income would be approximately £28,080 per annum, subject to gaining the necessary consents.

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

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

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

**Outside** Yard To Rear.



LOT  
103

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 benefiting from double glazing, central heating, conservatory, front and rear gardens and driveway. The property is in good order and would be suitable for occupation or investment purposes. The potential rental income is approximately £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  
**104**

## Unit 2, Eldonian Village, Burlington Street, Liverpool L3 6LG

GUIDE PRICE **£90,000+\***

COMMERCIAL INVESTMENT

- Commercial unit currently producing £12,000 per annum • Electric steel roller shutters
- Double glazing • Strip lighting

A self contained commercial unit which forms part of a mixed use parade. The unit is currently let on a short term lease at £12,000 per annum to 'Hollys all things beauty' with approximately 5 month left to run. The unit is approximately 1,200 sqft and benefits from glass frontage, electric roller shutters and ample communal parking spaces at the front of the premises.

**Situated** Located on Burlington Street which is just off Vauxhall Road close to local amenities, schooling and Universities the property is located 1.5 miles outside of Liverpool city centre.

**Ground Floor** Main sales area, four individual partitioned rooms, WC.

**Outside** Communal car park with multiple car parking spaces.



LOT  
**105**

## 56 Gadwall Way, Scunthorpe, South Humberside DN16 3UU

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

- Two bedroomed ground floor flat • Double glazing • Central heating and an allocated car parking space

A two bedroomed ground floor flat benefiting from double glazing, central heating and an allocated car parking space. The property would be suitable for occupation or investment purposes.

**Situated** Off Lakeside Parkway in a popular and well established residential location close to local amenities, transport links and approximately 3 miles from Scunthorpe town centre.

**Tenure** 999 years from 30th April 2010 with 988 Years remaining. Ground rent is £100 per annum.

**EPC Rating** C

**Ground Floor** Entrance Hall  
**Flat** Open Plan Lounge/Diner/  
Kitchen, Two Bedrooms,  
Bathroom/WC

**Outside** Communal Gardens,  
Allocated Car Parking Space

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



- A three storey five bedroomed middle terraced house
- Double glazing
- Central heating
- Rear garden and allocated parking

A three storey five bedroomed middle terraced house benefiting from double glazing, central heating, a rear garden and allocated parking. The property is in good order throughout and would be suitable for occupation or investment purposes.

**Situated** In Heysham town centre close to local amenities, schooling and approximately 3 miles from the coastal town of Morecambe.

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

**First Floor** Two Bedrooms, one en-suite Shower Room/WC.

**Second Floor** Three Bedrooms, one en-suite Shower Room/WC, Bathroom/WC.

**Outside** Garden to the rear, Allocated parking.



**Tried and  
trusted by  
buyers and  
sellers alike**



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

*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*



LOT  
**107**

**114 Vickers Road, Sheffield S5 6WB**

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

- Three bedrooomed semi-detached house
- Partial double glazing • Central heating
- Forecourt • Rear garden

A three bedrooomed semi-detached house in need of refurbishment and modernisation benefiting from partial double glazing, central heating, a forecourt and rear garden. Once upgraded the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,800 per annum.

**Situated** Off Hucklow Road in a popular and well established residential location well placed for the Northern General Hospital, local amenities and transport links and approximately 3.5 miles from Sheffield city centre.

**Ground Floor** Entrance Hall, Lounge, Dining Kitchen with Pantry, Side Lobby with WC

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

**Outside** Forecourt and Rear Garden

**Viewings**

For viewings please contact Blundells on Chapeltown 0114 257 0170

**Joint Agent**

**B**  
**blundells**  
Property Auctions  
Chapeltown



LOT  
**108**

**12 Bannerdale Close, Sheffield S11 9FH**

GUIDE PRICE **£70,000–£80,000\***

VACANT RESIDENTIAL

- One bedrooomed first floor flat • Double glazing
- Central heating • Balcony

A one bedroom first floor apartment benefiting from double glazing, central heating and balcony, conveniently located close to amenities, local schools, transport links and easy access to the vibrant and popular Ecclesall road. The property is in need of refurbishment and modernisation and once updated would be suitable for occupation or investment purposes. Please note the property is a cash buy only.

**Situated** Off Bannerdale View which is in turn off Bannerdale Road within walking distance of Chelsea Park and also Ecclesall Road South amenities and transport links.

**Joint Agent**

**B**  
**blundells**  
Property Auctions  
Banner Cross

**Ground Floor** Private Entrance Lobby

**First Floor** Lounge with balcony access, Kitchen, Bedroom, Bathroom/WC



LOT  
**109**

13 Fairfield Avenue, Grimsby, South Humberside DN33 3DS

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

- Three bedroomed semi-detached house
- Gardens front and rear • Driveway • Detached garage

A three bedroom semi-detached property in need of refurbishment and modernisation benefiting from gardens front and rear, driveway and detached garage. The property would be suitable for occupation or investment purposes.

**Situated** Off Waltham Road (B1203) in a popular and well established residential location close to local amenities, schooling and transport links.

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

**First Floor** Third Bedroom

**Outside** Detached Garage, Gardens front and rear, Driveway

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

**EPC Rating** E



LOT  
**110**

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

GUIDE PRICE **£25,000+\***

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

**Note** Lease Date: 2 July 2003  
Commencement Date: 30 January 1958 Lease Term: 150 Years Remaining: 88 Ground Rent in Lease: £150 Service Charge: TBC

**EPC Rating** C

**Note** Please note there is a 14 day completion with this property. Sutton Kersh have not inspected this property internally.

**SOLD PRIOR**







- Three storey three/four bedroom mid terraced house
- Front and rear gardens

A three storey, three/four bedroom mid terraced house situated in the popular town of Wadebridge and overlooking the River Camel. The property has the benefit of front and rear gardens and whilst in need of some refurbishment and modernisation has the potential to become a lovely family home in this sought after location.

**Situated** The property is located on the immediate edge of Wadebridge Town, within level walking distance of a range of retail, produce and leisure facilities, with transport links to outlying areas. The town itself straddles the River Camel, five miles upstream from the popular historic fishing port and tourism destination of Padstow. Additionally there is an array of public houses and restaurants, providing a thriving community, is home to various sporting clubs including cricket, football and rugby.

**Ground Floor** Entrance hall, sitting room, lounge, kitchen/diner and utility room.

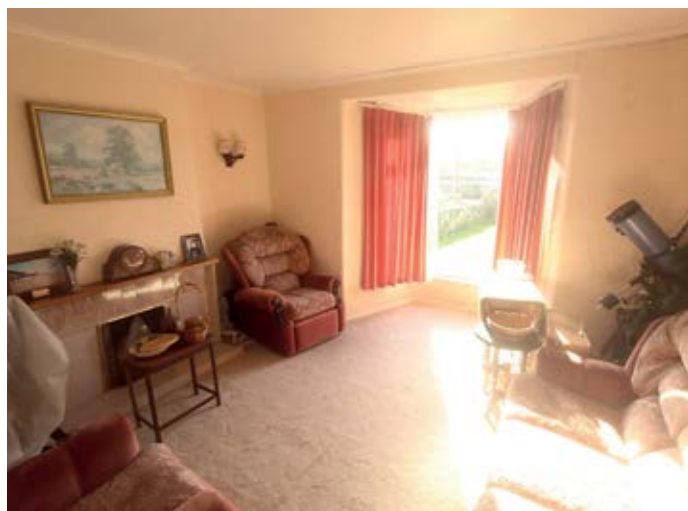
**First Floor** Landing, three bedrooms and bathroom

**Second Floor** Landing and bedroom four.

**Outside** Front and rear gardens.

**Viewing Arrangements**

Strictly by prior appointment with Miller Countrywide Wadebridge 01208 812117. General enquiries Countrywide Property Auctions 01395 275691.







- Ground floor, two bedroom apartment
- Parking space • South facing garden

A ground floor, two bedroom apartment having the benefit of its own private access via the security gate with doors from the rear to the entrance hall and kitchen, a car parking space to front of the property and also a south facing rear garden.

**Situated** Laira Avenue is conveniently situated for local facilities and amenities along with those of the city centre beyond and is readily accessible to the A38 and associated link roads.

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

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

**Outside** Parking space to the front of the property with the garden lying to the rear of the property and accessed via the security gate.







- 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** Exempt.

#### Viewing Arrangements

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





- A parcel of amenity land measuring circa 13.23 acres with stunning sea and headland views

A fabulous opportunity to acquire a parcel of amenity heather and gorse land situated on the cliff tops at Porthtowan. Measuring circa 5.3 hectares/13.23 acres the land offers panoramic sea and headland views, located in a World Heritage Site and designated as a Site of Special Scientific Interest and open access land.

**Situated** Jolly's Lane serves a number of individual properties in a non-estate position on the South side of Porthtowan. Porthtowan itself offers a large sandy beach popular with bathers and surfers alike, with a range of local facilities including shop, cafes and wine bar. The nearby village of St Agnes (3 miles) has a further range of local facilities with the cathedral city of Truro circa 9 miles, with a mainline railway station.

**Outside** Circa 5.3 hectares/13.23 acres of amenity, heather and gorse land with

World Heritage and Site of Special Scientific Interest status.

#### Auctioneers Note

The South West Coastal Footpath crosses through the land. Measurements have been made using the Promap mapping system, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes and is not to scale. Crown Copyright Reserved.

#### Viewing Arrangements

At any reasonable time during daylight hours and at the viewers



own risk. General enquiries  
Stratton Creber Newquay 01637

876275/Countrywide Property  
Auctions 01395 275691.



• **Three storey three bedroom end of terrace property**

A light and spacious three storey, three bedroom, end of terrace property situated in the seaside town of Portland and in close proximity to Chesil beach and the Jurassic coastline, local shops and leisure facilities. Free car parking is available nearby making this a perfect low maintenance family home, or perhaps for use as a second home with additional holiday/ Airbnb lettings income.

**Situated** This property is situated on the Isle of Portland, Dorset and is in walking distance of Chesil Beach. Portland offers a range of local facilities and amenities, including restaurants, shops and a water sports academy, whilst the nearby resort town of Weymouth offers a further range of amenities including high street shops, a lively nightlife and a mainline railway station.

**Ground Floor** Open plan lounge/kitchen/diner

**First Floor** Landing, bedroom one with sea views, bedroom two and bathroom.

**Second Floor** Attic bedroom with sea views and an archway through to a home office/dressing room.

**Viewing arrangements**

Strictly block viewings by prior appointment with Palmer Snell Weymouth 01305 778679. General enquiries Countrywide Property Auctions 01395 275691.





• **First floor purpose built one bedroom apartment** • **Juliet balcony**

A first floor purpose built one bedroom apartment conveniently situated for the facilities and amenities of Redruth town centre and having the benefit of a 999 year lease dating from 2003. The property is accessed via an external staircase and comprises open plan lounge/kitchen/diner with Juliet balcony, a double bedroom and shower room. Within the development there are parking bays for the use of the apartments.

**Situated** The property is situated within walking distance of Redruth town centre, with a selection of shops, cafes/ restaurants and cinema, along with a mainline railway station to London Paddington and is readily accessible to the A30.

**First Floor** Entrance hall, open plan lounge/kitchen/diner, bedroom and shower room.

**Outside** Parking bays servicing the apartments on an ad hoc basis.

**Auctioneers Note**

We understand that the property is of prefabricated construction and is therefore suited to cash purchasers only.

**Viewing Arrangements**

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







- Three bedroom dormer bungalow • Corner plot • Garage • Driveway • Gardens

A three bedroom dormer bungalow requiring refurbishment located in the popular village of Stoke Canon. The property offers good sized living accommodation with the graphic potential, subject to any requisite consents, for further extension and/or reconfiguration of the existing accommodation. Enjoying a corner plot, with garage for repair/replacement, on drive parking and lawned gardens backing on to the playing field.

**Situated** The popular village of Stoke Canon offers a primary school, public house, post office/general store and a mini supermarket to cater for day to day needs, with further facilities and amenities available at the nearby Cathedral City of Exeter.

**Ground Floor** Entrance hall, lounge/diner with conservatory off, kitchen, two bedrooms and bathroom.

**First Floor** Bedroom one.

**Outside** Front and rear lawned gardens, with garage and on drive parking.

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







• **Grade II listed two bedroom character cottage requiring refurbishment, parking and garden**

A Grade II Listed, two bedroom character cottage, requiring a degree of refurbishment in particular to the kitchen and bathroom but retaining a wealth of charm and character features. The property has the benefit of a south facing lawned garden, parking in the sought after semi-rural hamlet of Poltimore.

**Situated** The village of Poltimore is approximately 5 miles east of the Cathedral City of Exeter with its wide range of shopping, leisure facilities, schools and University. Poltimore has a wonderful community with a village hall, farm shop and church. The nearby village of Broadclyst is home to two pubs, a restaurant, post office, doctor's surgery and hairdressers whilst Clyst Vale Community College and Broadclyst Primary School are close by.

**Ground Floor** Porch, sitting room with sun room off, inner hallway, two bedrooms, bathroom and rear porch.

**Outside** The garden lies to the rear of the property being south facing and mainly laid to lawn. Car parking space.

**Viewing Arrangements** Strictly by prior appointment with Fulfords Exeter 01392 252666.







- Three storey three bedroom, mid terrace house
- Good sized accommodation

A three storey, three bedroom, mid terrace house requiring modernisation conveniently situated for the town centre facilities and amenities of the former wool town of Chudleigh. The property offers good sized accommodation with sitting room, kitchen and utility room to the ground floor, master bedroom and bathroom to the first floor and two further bedrooms to the second floor, along with a courtyard to the rear of the property.

**Situated** The town offers a range of local shops, doctors and dentist surgeries, library, swimming pool, parks and recreational facilities, supported with further leisure and educational facilities in the nearby towns of Kingsteignton, Newton Abbot and in turn Torbay, Exeter and Plymouth offering mainline railway stations, Exeter airport and excellent road access to the A38/ A390 and M5.

**Ground Floor** Sitting room, kitchen, utility room.

**First Floor** Master bedroom and bathroom.

**Second Floor** Two further bedrooms.

**Outside** Rear Courtyard Garden.

**Viewing Arrangements** Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. 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 of 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 TBC. 7 Ship Lane TBC

#### Viewing Arrangements

Strictly by prior appointment with Palmer Snell Taunton 01823 617009. 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

#### Viewing Arrangements

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

#### Joint Agent

Miller Countrywide





- A three bedroom corner terraced cottage
- 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** F

**Viewing Arrangements**  
Viewing by block appointment only with Stratton Creber Liskeard 01579 343561. 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** E

#### **Viewing Arrangements**

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







- **Three bedroom semi-detached house**
- **Elevated views** • **Front and rear gardens**

A three bedroom semi-detached house enjoying an elevated position in this established residential area with views over the estuary to Plymouth Sound. The property has the benefit of front and rear gardens, two reception rooms and is of steel framed construction.

**Situated** Efford is a well-established residential area being conveniently situated for Laira Green primary school, High View school, local shops, medical centre and Trefusis Park, within easy reach of Plymouth city centre, the A38 and linked road networks.

**Ground Floor** Entrance porch, hallway, lounge, dining room, kitchen, rear porch and WC

**First Floor** Landing, three bedrooms and bathroom.

**Outside** Front and rear gardens, being mainly laid to lawn and with views over the townscape to the estuary and Plymouth Sound.

Large attached storage room with electricity, window, and external access, with potential subject to any requisite consents to incorporate into the main dwelling.

#### **Viewing Arrangements**

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. 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.

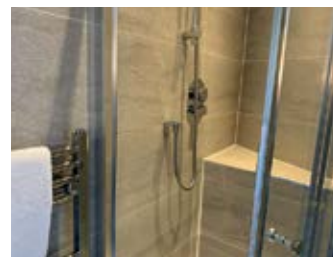
**Situated** Retallack Resort is situated just off the A39, six miles from Padstow and an ideal location for holiday makers to explore everything Cornwall has to offer. Retallack has a Water Sports and Aqua Park, flow rider, swimming pool, gym, health club, restaurant and spa and is popular with tourists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



**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

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.

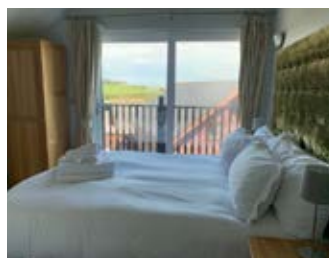
**Situated** Retallack Resort is situated just off the A39, six miles from Padstow and an ideal location for holiday makers to explore everything Cornwall has to offer. Retallack has a Water Sports and Aqua Park, flow rider, swimming pool, gym, health club, restaurant and spa and is popular with tourists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



#### Viewing Arrangements

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





• **Three bedroomed cottage** • **Front and rear gardens**

Country cottage situated a short walk to Dawlish town centre with good sized front and rear gardens, three bedrooms and two reception rooms. The cottage is in need of full modernisation and would be suitable for occupation or investment purposes with a potential income in excess of £800 per calendar month. There is also potential to create a driveway to the front of the property subject to any necessary planning consents.

**Situated** The seaside town of Dawlish is renowned for its sandy beaches and picturesque lawns making it popular with tourists and locals alike. The Strand has recently been redesigned and landscaped to create a bustling, market town atmosphere. The town offers a wide range of facilities and amenities including well regarded schools, health centre, a diverse range of shops and cafes and a Sainsbury's supermarket on the edge of town. In addition to all this is our famous Black swans.

**Ground Floor** Hall, Two reception rooms.

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

**Outside** Front and rear gardens. Potential for a driveway.







- Three bedroom end of terrace property
- Additional loft/occasional room
- Front and rear gardens

A three bedroom end of terrace property offering the potential for further improvement and having the benefit of low maintenance front and rear gardens, along with a useful loft room offering the potential for a fourth bedroom/occasional room subject to obtaining the requisite consents.

**Situated** Kingston Road is conveniently situated for local shops, schools and amenities, circa 1 mile from Poole town centre with a comprehensive range of shops and leisure facilities including cinema, theatre, restaurants, marina, ferry port and general hospital, with a mainline railway station to London Waterloo.

**Ground Floor** Lounge/diner, kitchen and conservatory.

**First Floor** Landing, three bedrooms and bathroom.

**Second Floor** Loft room.

**Outside** Low maintenance front and rear gardens, with the potential to create secure parking to the rear of the property via a double gated access.

#### Viewing Arrangements

Strictly by prior appointment with Austin & Wyatt Lower Parkstone 01202 721186. General enquiries Countrywide Property Auctions 01395 275691.







- A three bedroom link detached house in proximity of the city centre with garage and garden

A three bedroom link detached house, having the benefit of an integral garage and enclosed rear garden being mainly laid to lawn. The property has previously been utilised as a residential lettings investment and is now being sold with vacant possession upon completion with the existing tenants due to vacate on the 31st October

**Situated** The property is situated in a cul-de-sac location within the St James area of the city of Exeter, conveniently located for St James Park railway station and Heavitree Hospital.

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

**Ground Floor** Entrance porch, lounge/diner and kitchen.

**First Floor** Landing, three bedrooms and bathroom.

**Outside** Integral garage and on drive parking, enclosed rear garden being mainly laid to lawn.

**EPC Rating** D







- **Three bedroom detached bungalow** • **Good size plot** • **Development potential**

A three bedroom detached bungalow requiring refurbishment throughout, enjoying a good sized plot of circa 0.3 acres, adjoining open farmland and situated on the outskirts of Redruth, being readily commutable to the A30. Whilst offering the potential for post works onwards resale, others may see the potential for redevelopment of the plot, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

**Situated** Redruth is a former mining town situated some 9 miles from the Cathedral city of Truro and has a mainline railway station to London Paddington. The town centre offers a selection of shops, cafes, bars and restaurants, educational and leisure facilities and is readily commutable to the A30/A38 road networks.

**Ground Floor** Entrance hall, sitting room, kitchen, conservatory, three bedrooms and bathroom.

**Outside** Gardens and grounds of

circa 0.3 acres, private driveway and garage.

#### Viewing Arrangements

Strictly by prior appointment with Miller Countrywide St Agnes 01872 553255. General enquiries Countrywide Property Auctions 01395 275691.

#### Auctioneers Note

Measurements have been made using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and



is not to scale. Crown Copyright Reserved.





LOT  
**131**

## 9 Toft Street, Liverpool L7 2PS

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- Vacant three bed house • Double glazing
- Central heating

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

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

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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear.



LOT  
**132**

## 4 Beaconfield Road, Plymouth PL2 3LB

GUIDE PRICE **£130,000+**\*

VACANT RESIDENTIAL

- Two bedroom, mid terrace • Garden and garage
- Useful loft room for formalisation

A two bedroom mid terraced property requiring some modernisation and having the benefit of a useful loft room requiring formalisation in order to create a third bedroom/occasional room. The property has the benefit of a walled frontage, garage to the rear, garden and views towards Plymouth Sound.

**Situated** Beaconfield Road is situated in the Beacon Park area of Plymouth and is in the Montpelier primary school catchment area. Plymouth city centre offers a range of shopping, leisure and educational facilities catering for all age groups, along with The Hoe and Barbican, mainline railway station and excellent road access to the A38/A30/M5 road networks.

**Ground Floor** Entrance hall, lounge with archway through to the dining area, kitchen.

**First Floor** Landing, two double

bedrooms, bathroom. Lobby with stairs to the loft room.

**Second Floor** Converted loft room requiring formalisation/building regulations to incorporate into the main living accommodation.

**Outside** Walled frontage, rear garden and garage.

**Viewing Arrangements** Strictly by prior appointment with Fulfords Drake Circus 01752 223355. General enquiries 01395 275691.



LOT  
**133**

34 Stonehill Street, Liverpool L4 2QB

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

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

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

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

**Joint Agent**



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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.



LOT  
**134**

6 Chapel Road, Anfield, Liverpool L6 0AU

GUIDE PRICE **£50,000–£60,000**\*

VACANT RESIDENTIAL

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

A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. If let on an individual basis the potential income would be approximately £7,200 per annum or alternatively the property could be let to 4/5 individuals at £85pppw with the potential income being in excess of £22,100 per annum.

**Situated** Off Townsend Lane in a popular and well established residential location within close proximity to local amenities, schooling and Liverpool Football club. Approximately 3 miles from Liverpool city centre.

**Ground Floor** Hallway, two Reception rooms, Dining room/ Kitchen.

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

**Outside** Rear yard.





LOT  
**135**

27 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A two bed mid terraced house • Double glazing • Central heating

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 with a potential rental income of approximately £5,400.00 per annum. Alternatively the property could be let to 3 tenants at £80ppw with a potential rental income of approximately £12,480 per annum.

**Situated** Off Townsend Lane in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 4 miles from Liverpool city centre.

**Joint Agent**



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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

**Note** We have not carried out an internal inspection and all information has been supplied by the vendor.

LOT  
**136**

99 Webster Road, Liverpool L7 4LG

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £3600pa
- Double glazing

A two bed roomed end of terraced property which is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from double glazing.

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

**Ground Floor** Vestibule, Living room, Kitchen, Bathroom/WC.

**First Floor** Two Bedrooms.

**Outside** Rear yard.

**Note** Not internally inspected by Sutton Kersh



# Common Auction Conditions

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

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

## Introduction

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

### Glossary

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

### Auction Conduct Conditions

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

### Sale Conditions

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

## Glossary

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

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

Wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

### Approved Financial Institution

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

### ARREARS

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

### ARREARS Schedule

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

### AUCTION

The AUCTION advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The AUCTIONEERS at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### Catalogue

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

### COMPLETION

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

### Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

### CONTRACT

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

### CONTRACT DATE

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

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

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

### DOCUMENTS

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

### EXTRA GENERAL CONDITIONS

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

### Financial Charge

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

### General Conditions

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

### INTEREST RATE

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

### LOT

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

### Old ARREARS

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

### PARTICULARS

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

### PRACTITIONER

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

### PRICE

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

### Ready To Complete

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

### SALE CONDITIONS

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

### SALE MEMORANDUM

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

### SELLER

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

### SPECIAL CONDITIONS

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

### TENANCIES

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

### TENANCY SCHEDULE

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

### TRANSFER

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

### TUPE

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

### VAT

Value Added Tax or other tax of a similar nature.

### VAT OPTION

An option to tax.

### WE (and US and OUR)

The AUCTIONEERS.

### YOU (and YOUR)

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

## Auction Conduct Conditions

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

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

### A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

### A2 OUR role

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

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

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

### A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

### A4 The PARTICULARS and other information

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

### A5 The CONTRACT

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

### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

### G1 The LOT

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



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

### G13 Rent deposits

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

### G14 VAT

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

### G15 TRANSFER as a going concern

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

### G16 Capital allowances

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

### G17 Maintenance agreements

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

### G18 Landlord and Tenant Act 1987

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

### G19 Sale by PRACTITIONER

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

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

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
  - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

### G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
  - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
  - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

### G21 Environmental

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

### G22 Service Charge

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

### G23 Rent reviews

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

### G24 TENANCY renewals

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

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

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

### G25 Warranties

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

### G26 No assignment

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

### G27 Registration at the Land Registry

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

### G28 Notices and other communications

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

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

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

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

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

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

#### G30.3 Extra Auction Conduct Conditions

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

#### G30.4 Searches

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



Residential Lettings & Estate Agency Services...



...we **sell** more because we **do** more

SuttonKersh

2 Cotton Street  
Liverpool  
L3 7DY

[suttonkersh.co.uk](http://suttonkersh.co.uk)

Working with



**Beresford  
Adams**