

property auction

Registration closes promptly at
12pm on **Wednesday 26 May**
and you must be pre-registered
before this time in order to bid

Thursday 27 May 2021
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

2021 Auction Dates

Auction

Thursday 18 February
Thursday 8 April
Thursday 27 May
Thursday 15 July
Wednesday 8 September
Thursday 21 October
Thursday 9 December

Closing

Friday 22 January
Friday 12 March
Friday 30 April
Friday 18 June
Friday 13 August
Friday 24 September
Friday 12 November

0151 207 6315
auctions@suttonkersh.co.uk

Welcome



Welcome to our third auction of 2021 which as usual will start at 12 noon prompt!

The sale will be live streamed once again with auctioneer Andrew Binstock at the helm of what is a bumper sale!

With two auctions under our belt so far this year our figures make for fantastic reading having raised over £25.6m in revenue for our vendor clients and selling over 200 properties.

So with 2021 getting off to a fantastic start we are delighted to present another huge catalogue for this sale with over 150 lots to go under the hammer.

Here are just a few from the sale that we are confident will generate significant interest:

Lot 2 79 Windsor Road, Tuebrook, Liverpool

Lot 6 42 Pansy Street, Liverpool

Lot 13 115 Breck Road, Anfield, Liverpool

Lot 33 216 Stanley Park Avenue South, Liverpool

Lot 80 2 Cut Lane, Halsall, Ormskirk, Lancashire

Lot 88 71 Beverley Road, Bolton

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 online and best wishes for the forthcoming year.

Cathy Holt MNAEA MNAVA
Associate Director

153 lots available

60+

vacant
residential

70+

residential
investment

6

commercial
investment

4

vacant
commercial

2

development
opportunities

3

mixed
use

1

land

Highlights



79 Windsor Road, Tuebrook,
Liverpool L13 8BB



42 Pansy Street, Liverpool L5 7RS



115 Breck Road, Anfield,
Liverpool L4 2QX



216 Stanley Park Avenue South,
Liverpool L4 7XG

Viewings

We are following Government Guidelines to allow viewings to take place on vacant lots. Where possible, we will upload 360° tours or video tours and internal pictures of lots on our website and we advise that you view these before booking a viewing. We would respectfully remind all parties that strict social distancing will be applied to viewings and facemasks must be worn. You must attend alone, and wear a facemask. We do ask for your patience, it may not always be possible to accommodate everyone, but we assure you our team is working hard to keep the property market open.

2021 – our year in numbers

YEAR TO DATE

209 lots sold
£25.6m raised
92% success

JAN

FEB

112 lots sold
£13.5m raised
95% success

MAR

APR

97 lots sold
£12.1m raised
90% success

MAY

JUN

Thursday 15 July
Closing Friday 18 June

JUL

AUG

Wednesday 8 September
Closing Friday 13 August

SEPT

OCT

Thursday 21 October
Closing Friday 24 September

NOV

DEC

Thursday 9 December
Closing Friday 12 November

Remote bidding guide for live streamed closed door auction

For the foreseeable future our auctions will be held online with a live auctioneer conducting the proceedings.

We offer three 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 given permission to access the online bidding system. On the day of the auction please follow the auction 'live' (by clicking the link from the relevant auction page on our website) and place your bids accordingly.

To register to bid at the auction you simply have to complete the following steps. Registration closes 24 hours before the start of the auction.

1. **Create an account** Creating an account makes it the easiest way to register and bid at our auction.
2. **Complete identity check** We will require you to pass our verification process and will automatically send you a link to our partners Credas in order for you to complete the check via their app on your phone or tablet. See our Anti-Money Laundering Regulations guide on page 9.
3. **Complete the bidding form and agree to terms and conditions** You can bid on multiple lots but we do require one form per lot.
4. **Submit your payment** We will require valid debit card details prior to you being able to bid and will contact you in advance of the auction by telephone to obtain these details.

If you are the successful bidder you will be legally bound to pay a 10% deposit subject to a minimum of £3,000, whichever is the greater.

You will also pay a Buyers Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,500 including VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

5. **Confirmation** You are ready to bid.

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.

Attention Landlords!

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

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

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

**DISCOUNTS AVAILABLE
FOR PORTFOLIO LANDLORDS!**

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

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

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

Terms & conditions for proxy, 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 auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
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. Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

Auctioneer's pre-sale announcements

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

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

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

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

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

Reserve Price

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

Buyer's Fees

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

Money Laundering Regulations

Due to 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. The quickest and easiest way for us to verify your identity and for you to become “bid ready” is via our online registration process. You will be invited you to complete our process via your tablet or smartphone using our partners Credas verification app. Once you are verified you will be able to complete bidding forms through your user account.

Alternatively

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 complete our online registration process and will be sending us a had copy of the 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, Credas 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).	

ID can be approved as follows:

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

All certified ID can be sent to us at auctions@suttonkersh.co.uk. **The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.** IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315. Thank you for your understanding and helping us comply with these regulations.

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



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

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

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

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

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

Order of sale Thursday 27 May 2021

For sale by public auction unless sold prior or withdrawn

1	29 Dunbar Street, Liverpool L4 5TS	£55,000+*
2	79 Windsor Road, Tuebrook, Liverpool L13 8BB	£40,000+*
3	29 Silverdale Avenue, Liverpool L13 7EY	£75,000+*
4	318 Elephant Lane, St. Helens, Merseyside WA9 5EP	£50,000+*
5	2 Ackers Hall Avenue, Liverpool L14 2DZ	£85,000+*
6	42 Pansy Street, Liverpool L5 7RS	£30,000+*
7	27 St. Agnes Road, Kirkdale, Liverpool L4 1RS	£47,500+*
8	23 Stanley Road, Ellesmere Port CH65 2BQ	£50,000+*
9	131 Derbyshire Hill Road, St. Helens, Merseyside WA9 2LL	£50,000+*
10	228-232 Knowsley Road, Bootle, Merseyside L20 5DG	£210,000+*
11	18 Oldgate Lane, Thrybergh, Rotherham, South Yorkshire S65 4JT	£60,000+*
12	33 Stanley Park Avenue North, Liverpool L4 9UD	£90,000+*
13	115 Breck Road, Anfield, Liverpool L4 2QX	£60,000+*
14	Land to the rear of 5 Arno Road, Prenton, Merseyside CH43 5SL	£20,000+*
15	Freehold Interest at 8 Vernon Street, Liverpool L2 2AY	£20,000+*
16	4 Westmorland Street, Burnley, Lancashire BB11 4PN	£40,000+*
17	9 Colton Road, Liverpool L25 1NH	£100,000+*
18	10 Thorne Street, Farnworth, Bolton BL4 7LQ	£55,000+*
19	15 Spray Street, St. Helens, Merseyside WA10 2NN	£70,000+*
20	75 Raglan Road, Burnley, Lancashire BB11 4LB	£40,000+*
21	50 Scarlett Street, Burnley, Lancashire BB11 4LQ	£45,000+*
22	13a Ryder Brow Road, Manchester M18 7ED	£80,000+*
23	82 Dacy Road, Liverpool L5 6SB	£60,000+*
24	486 Manchester Road East, Little Hulton, Manchester M38 9NS	£115,000+*
25	107 City Road, Liverpool L4 5UW	£50,000+*
26	1 & 3 Bedford Road, Bootle, Merseyside L20 7DL	£150,000+*
27	6 Bartlett Street, Liverpool L15 0HN	£60,000+*
28	Basement Flat 38 Kremlin Drive, Liverpool L13 7BY	£55,000+*
29	605/605a Smithdown Road, Liverpool L15 5AG	£200,000+*
30	15 Diana Street, Liverpool L4 5RX	£45,000+*
31	28 Blisworth Street, Liverpool L21 8JF	£65,000+*
32	37 Cavan Road, Liverpool L11 8LL	£90,000+*
33	216 Stanley Park Avenue South, Liverpool L4 7XG	£70,000+*
34	Flat 35 Willow Rise, Liverpool L33 8WZ	£25,000+*
35	20/20a Hall Street, St. Helens, Merseyside WA10 1DL	£75,000+*
36	1 Lincoln Street, Garston, Liverpool L19 8LE	£65,000+*
37	38 Ismay Street, Liverpool L4 4EF	SOLD PRIOR
38	18 Ismay Street, Liverpool L4 4EF	SOLD PRIOR
39	32 Parton Street, Liverpool L6 3AW	£60,000+*
40	11 Sutton Street, Liverpool L13 7EG	£55,000+*
41	21 Goschen Street, Old Swan, Liverpool L13 2BP	£50,000+*
42	91 Greenwich Road, Liverpool L9 0JH	£50,000+*
43	139 Delamore Street, Liverpool L4 3ST	£75,000+*
44	Studio 14, Hockney Court, Salem Street, Bradford BD1 4QD	£5,000+*
45	4 Fareham Road, Liverpool L7 0HR	£100,000+*
46	399 Cherry Lane, Liverpool L4 8SB	£60,000+*
47	1 Greenfield Road, Old Swan, Liverpool L13 3BN	£200,000+*
48	69 Crown Road, Liverpool L12 8RS	£115,000+*
49	34 Blacklow Brow, Liverpool L36 5XF	£135,000+*
50	27 The Rooley, Liverpool L36 5XH	£145,000+*
51	14 Barnston Road, Liverpool L9 4SB	£100,000+*
52	37 Monville Road, Liverpool L9 9DE	£60,000+*
53	292 Orrell Road, Orrell, Wigan, Lancashire WN5 8QZ	£135,000+*
54	24 Pearl Lane, Vicars Cross, Chester, Cheshire CH3 5NX	£155,000+*
55	12 Austins Hill, Cross Lanes, Tarvin, Chester, Cheshire CH3 8HS	£135,000+*
56	30 Clifford Drive, Chester CH4 7PA	£155,000+*
57	20 Clifford Drive, Chester CH4 7PA	£155,000+*
58	15 Kings Close, Chester CH4 7PB	£155,000+*
59	23 Basil Close, Liverpool L16 5EL	£120,000+*
60	24 Basil Close, Liverpool L16 5EL	£120,000+*
61	71 Francis Way, Liverpool L16 5EN	£120,000+*
62	37 Eastham Rake, Wirral, Merseyside CH62 9AN	£125,000+*
63	112 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX	£140,000+*
64	132 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX	£140,000+*
65	20 Roxburgh Avenue, Liverpool L17 4LQ	£160,000+*
66	159 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BE	£140,000+*
67	112 Greenalls Avenue, Warrington WA4 6RJ	£150,000+*
68	18 Barrow Street, St. Helens, Merseyside WA10 1RX	£140,000+*
69	9 Baldwin Street, St. Helens, Merseyside WA10 2RS	£150,000+*
70	26 Sulgrave Close, Liverpool L16 6AD	£120,000+*
71	18 Harrowby Road, Birkenhead, Merseyside CH42 7HU	£45,000+*
72	18 Worcester Drive, Liverpool L13 9AX	SOLD PRIOR
73	3 Podium Road, Liverpool L13 6SB	£70,000+*
74	Flat 118 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£36,000+*
75	86 Rudyard Road, Liverpool L14 5NW	£90,000+*
76	69 Andrew Street, Liverpool L4 4DS	£55,000+*

77	79 August Road, Liverpool L6 4DE	£75,000+*
78	Flat 51 Willow Rise, Liverpool L33 8WZ	£25,000+*
79	42 Dunluce Street, Liverpool L4 3RQ	£75,000+*
80	2 Cut Lane, Halsall, Ormskirk, Lancashire L39 8RD	£280,000+*
81	67 Oxtan Street, Liverpool L4 4DQ	£75,000+*
82	33 Rice Hey Road, Wallasey, Merseyside CH44 0DX	£100,000+*
83	19 Balmoral Road, Fairfield, Liverpool L6 8NB	£155,000+*
84	10 Gloucester Street, St. Helens, Merseyside WA9 1QL	£65,000+*
85	27 Tabley Road, Liverpool L15 0HJ	£70,000+*
86	80a Derby Lane, Liverpool L13 3DN	£70,000+*
87	24 Ruskin Street, Liverpool L4 3SH	£60,000+*
88	71 Beverley Road, Bolton BL1 4DU	£65,000+*
89	227-237 Walton Road, Liverpool L4 4AJ	£375,000+*
90	6 Rector Road, Liverpool L6 0BY	£20,000+*
91	Land at 81 Kensington, Liverpool L7 8UY	£35,000+*
92	7 Clifton Road East, Liverpool L6 4EB	£135,000+*
93	25 Ling Street, Liverpool L7 2QE	£100,000+*
94	8 Redgrave Street, Liverpool L7 0ED	£80,000+*
95	Apt 42, 15 Victoria Street, Liverpool L2 5QS	£75,000+*
96	86 Rodney Street, Birkenhead, Merseyside CH41 2SB	£60,000+*
97	Flat 10 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG	£150,000+*
98	Flat 6 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG	£110,000+*
99	Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG	£110,000+*
100	133 Knowsley Road, Bootle, Merseyside L20 4NJ	£70,000+*
101	19 Dunbar Street, Liverpool L4 5TS	£50,000+*
102	16 Sutcliffe Street, Liverpool L6 6AT	SOLD PRIOR
103	25 Chatterton Road, Liverpool L14 1PA	£75,000+*
104	39 Hayfield Street, Liverpool L4 0RU	£55,000+*
105	5 Scorton Street, Liverpool L6 4AS	£50,000+*
106	75 Gray Street, Bootle, Merseyside L20 4RY	£60,000+*
107	39 Scorton Street, Liverpool L6 4AS	£50,000+*
108	46a August Road, Liverpool L6 4DF	£55,000+*
109	52 Holmes Street, Liverpool L8 0RJ	£45,000+*
110	15 Whitby Street, Liverpool L6 4DH	£55,000+*
111	42 Ripon Street, Liverpool L4 5UQ	£50,000+*
112	10 Stonehill Street, Liverpool L4 2QB	£50,000+*
113	156 Peel Road, Bootle, Merseyside L20 4LB	£55,000+*
114	6 Burnand Street, Liverpool L4 0SH	£55,000+*
115	Flat 110, Little Moss Hey, Liverpool L28 5RL	£55,000+*
116	2 Meadow Street, Hyde, Cheshire SK14 1RA	£140,000+*
117	175 Linacre Road, Liverpool L21 8JS	£65,000+*
118	53 Hampden Street, Liverpool L4 5TY	£65,000+*
119	1 Park View Flats, Field Lane, Litherland, Liverpool L21 9LS	£60,000+*
120	13 Kingsway Parade, Liverpool L36 2QA	£60,000+*
121	9 Bowden Street, Liverpool L21 8LL	£60,000+*
122	129 Beatrice Street, Bootle, Merseyside L20 2ED	£60,000+*
123	70 Wellington Road, Wavertree, Liverpool L15 4JN	£70,000+*
124	13 Dell Grove, Birkenhead, Merseyside CH42 1PN	£65,000+*
125	68 Hahnemann Road, Liverpool L4 3SA	£65,000+*
126	33 Argyle Road, Garston, Liverpool L19 1RP	£110,000+*
127	6 Cottessbrook Close, Liverpool L11 3AD	£60,000+*
128	76 Chatsworth Road, Rainhill, Prescot, Merseyside L35 8LQ	£70,000+*
129	19 Downside Close, Bootle, Merseyside L30 5QX	£55,000+*
130	60 Bartlett Street, Liverpool L15 0HN	£60,000+*
131	54 Sutcliffe Street, Liverpool L6 6AT	£55,000+*
132	14 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB	£140,000+*
133	130 Queens Drive, Walton, Liverpool L4 6XD	£110,000+*
134	1 Burras Row, Burras, Wendron, Helston, Cornwall TR13 0JE	£95,000+*
135	Flat 10, Brecon House, The Canalside, Gunwharf Quays, Portsmouth PO1 3BP	£260,000+*
136	St Clements Cottage, St. Clements Terrace, Mousehole TR19 6SJ	£325,000+*
137	2 Elizabeth Court, Higher Bugle, Bugle, St. Austell PL26 8RD	£70,000+*
138	132 Grenville Avenue, Torquay TQ2 6DW	£100,000+*
139	4 Dinham Road, Exeter EX4 4EE	SOLD PRIOR
140	Flat 3, 15 Treyew Road, Truro, Cornwall TR1 2BY	£125,000+*
141	Flat 1, 48 Abbey Road, Torquay TQ2 5NH	£100,000-£125,000*
142	49 Clarence Place, Morice Town, Plymouth PL2 1SF	£100,000+*
143	Flat 1, 15 Treyew Road, Truro, Cornwall TR1 2BY	£125,000+*
144	204 Kings Ash Road, Paignton, Devon TQ3 3XL	£225,000+*
145	48 East Pafford Avenue, Torquay TQ2 8DA	£100,000+*
146	5b Providence Street, Plymouth PL4 8JG	£60,000+*
147	Parkavale, Parka Road, St Columb Road, Cornwall TR9 6PG	£250,000+*
148	36 Kings Gardens, Kerslakes Court, Honiton, Devon EX14 1FL	£55,000+*
149	1 Chapel Street, St. Ives, Cornwall TR26 2LR	£275,000+*
150	15 Mount Pleasant Road, Camborne, Cornwall TR14 7RH	£135,000+*
151	Land at Crossview, Dean Prior, Buckfastleigh, Devon TQ11 0LU	£100,000-£125,000*
152	Apartment 83 The Reach, 39 Leeds Street, Liverpool L3 2DB	SOLD PRIOR
153	14 Ingleton Road, Mossley Hill, Liverpool L18 1HJ	£150,000+*

Order of sale by type

Commercial investment

- 11 18 Oldgate Lane, Thrybergh, Rotherham, South Yorkshire S65 4JT
- 15 Freehold Interest at 8 Vernon Street, Liverpool L2 2AY
- 68 18 Barrow Street, St. Helens, Merseyside WA10 1RX
- 69 9 Baldwin Street, St. Helens, Merseyside WA10 2RS
- 120 13 Kingsway Parade, Liverpool L36 2QA
- 149 1 Chapel Street, St. Ives, Cornwall TR26 2LR

Development opportunities

- 91 Land at 81 Kensington, Liverpool L7 8UY
- 151 Land at Crossview, Dean Prior, Buckfastleigh, Devon TQ11 0LU

Land

- 14 Land to the rear of 5 Arno Road, Prenton, Merseyside CH43 5SL

Mixed use

- 100 133 Knowsley Road, Bootle, Merseyside L20 4NJ
- 117 175 Linacre Road, Liverpool L21 8JS
- 133 130 Queens Drive, Walton, Liverpool L4 6XD

Residential investment

- 1 29 Dunbar Street, Liverpool L4 5TS
- 8 23 Stanley Road, Ellesmere Port CH65 2BQ
- 16 4 Westmorland Street, Burnley, Lancashire BB11 4PN
- 17 9 Colton Road, Liverpool L25 1NH
- 18 10 Thorne Street, Farnworth, Bolton BL4 7LQ
- 20 75 Raglan Road, Burnley, Lancashire BB11 4LB
- 27 6 Bartlett Street, Liverpool L15 0HN
- 28 Basement Flat 38 Kremlin Drive, Liverpool L13 7BY
- 32 37 Cavan Road, Liverpool L11 8LL
- 34 Flat 35 Willow Rise, Liverpool L33 8WZ
- 37 38 Ismay Street, Liverpool L4 4EF
- 38 18 Ismay Street, Liverpool L4 4EF
- 39 32 Parton Street, Liverpool L6 3AW
- 40 11 Sutton Street, Liverpool L13 7EG
- 45 4 Fareham Road, Liverpool L7 0HR
- 47 1 Greenfield Road, Old Swan, Liverpool L13 3BN
- 48 69 Crown Road, Liverpool L12 8RS
- 49 34 Blacklow Brow, Liverpool L36 5XF
- 50 27 The Rooley, Liverpool L36 5XH
- 51 14 Barnston Road, Liverpool L9 4SB
- 52 37 Monville Road, Liverpool L9 9DE
- 53 292 Orrell Road, Orrell, Wigan, Lancashire WN5 8QZ
- 54 24 Pearl Lane, Vicars Cross, Chester, Cheshire CH3 5NX
- 55 12 Austins Hill, Cross Lanes, Tarvin, Chester, Cheshire CH3 8HS
- 56 30 Clifford Drive, Chester CH4 7PA
- 57 20 Clifford Drive, Chester CH4 7PA
- 58 15 Kings Close, Chester CH4 7PB
- 59 23 Basil Close, Liverpool L16 5EL
- 60 24 Basil Close, Liverpool L16 5EL
- 61 71 Francis Way, Liverpool L16 5EN
- 62 37 Eastham Rake, Wirral, Merseyside CH62 9AN
- 63 112 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX
- 64 132 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX
- 65 20 Roxburgh Avenue, Liverpool L17 4LQ
- 66 159 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BE
- 67 112 Greenalls Avenue, Warrington WA4 6RJ
- 70 26 Sulgrave Close, Liverpool L16 6AD
- 73 3 Podium Road, Liverpool L13 6SB

- 74 Flat 118 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 75 86 Rudyard Road, Liverpool L14 5NW
- 76 69 Andrew Street, Liverpool L4 4DS
- 77 79 August Road, Liverpool L6 4DE
- 78 Flat 51 Willow Rise, Liverpool L33 8WZ
- 79 42 Dunluce Street, Liverpool L4 3RQ
- 81 67 Oxtan Street, Liverpool L4 4DQ
- 82 33 Rice Hey Road, Wallasey, Merseyside CH44 0DX
- 84 10 Gloucester Street, St. Helens, Merseyside WA9 1QL
- 92 7 Clifton Road East, Liverpool L6 4EB
- 93 25 Ling Street, Liverpool L7 2QE
- 94 8 Redgrave Street, Liverpool L7 0ED
- 95 Apt 42, 15 Victoria Street, Liverpool L2 5QS
- 96 86 Rodney Street, Birkenhead, Merseyside CH41 2SB
- 98 Flat 6 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG
- 99 Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG
- 101 19 Dunbar Street, Liverpool L4 5TS
- 104 39 Hayfield Street, Liverpool L4 0RU
- 105 5 Scorton Street, Liverpool L6 4AS
- 107 39 Scorton Street, Liverpool L6 4AS
- 108 46a August Road, Liverpool L6 4DF
- 109 52 Holmes Street, Liverpool L8 0RJ
- 110 15 Whitby Street, Liverpool L6 4DH
- 111 42 Ripon Street, Liverpool L4 5UQ
- 112 10 Stonehill Street, Liverpool L4 2QB
- 113 156 Peel Road, Bootle, Merseyside L20 4LB
- 114 6 Burnand Street, Liverpool L4 0SH
- 115 Flat 110, Little Moss Hey, Liverpool L28 5RL
- 118 53 Hampden Street, Liverpool L4 5TY
- 119 1 Park View Flats, Field Lane, Litherland, Liverpool L21 9LS
- 125 68 Hahnemann Road, Liverpool L4 3SA
- 132 14 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB
- 140 Flat 3, 15 Treyew Road, Truro, Cornwall TR1 2BY
- 141 Flat 1, 48 Abbey Road, Torquay TQ2 5NH
- 143 Flat 1, 15 Treyew Road, Truro, Cornwall TR1 2BY

Vacant commercial

- 13 115 Breck Road, Anfield, Liverpool L4 2QX
- 29 605/605a Smithdown Road, Liverpool L15 5AG
- 35 20/20a Hall Street, St. Helens, Merseyside WA10 1DL
- 89 227-237 Walton Road, Liverpool L4 4AJ

Vacant residential

- 2 79 Windsor Road, Tuebrook, Liverpool L13 8BB
- 3 29 Silverdale Avenue, Liverpool L13 7EY
- 4 318 Elephant Lane, St. Helens, Merseyside WA9 5EP
- 5 2 Ackers Hall Avenue, Liverpool L14 2DZ
- 6 42 Pansy Street, Liverpool L5 7RS
- 7 27 St. Agnes Road, Kirkdale, Liverpool L4 1RS
- 9 131 Derbyshire Hill Road, St. Helens, Merseyside WA9 2LL
- 10 228-232 Knowsley Road, Bootle, Merseyside L20 5DG
- 12 33 Stanley Park Avenue North, Liverpool L4 9UD
- 19 15 Spray Street, St. Helens, Merseyside WA10 2NN
- 21 50 Scarlett Street, Burnley, Lancashire BB11 4LQ
- 22 13a Ryder Brow Road, Manchester M18 7ED
- 23 82 Dacy Road, Liverpool L5 6SB
- 24 486 Manchester Road East, Little Hulton, Manchester M38 9NS
- 25 107 City Road, Liverpool L4 5UW

- 26 1 & 3 Bedford Road, Bootle, Merseyside L20 7DL
- 30 15 Diana Street, Liverpool L4 5RX
- 31 28 Blisworth Street, Liverpool L21 8JF
- 33 216 Stanley Park Avenue South, Liverpool L4 7XG
- 36 1 Lincoln Street, Garston, Liverpool L19 8LE
- 41 21 Goschen Street, Old Swan, Liverpool L13 2BP
- 42 91 Greenwich Road, Liverpool L9 0JH
- 43 139 Delamore Street, Liverpool L4 3ST
- 44 Studio 14, Hockney Court, Salem Street, Bradford BD1 4QD
- 46 399 Cherry Lane, Liverpool L4 8SB
- 71 18 Harrowby Road, Birkenhead, Merseyside CH42 7HU
- 72 18 Worcester Drive, Liverpool L13 9AX
- 80 2 Cut Lane, Halsall, Ormskirk, Lancashire L39 8RD
- 83 19 Balmoral Road, Fairfield, Liverpool L6 8NB
- 85 27 Tabley Road, Liverpool L15 0HJ
- 86 80a Derby Lane, Liverpool L13 3DN
- 87 24 Ruskin Street, Liverpool L4 3SH
- 88 71 Beverley Road, Bolton BL1 4DU
- 90 6 Rector Road, Liverpool L6 0BY
- 97 Flat 10 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG
- 102 16 Sutcliffe Street, Liverpool L6 6AT
- 103 25 Chatterton Road, Liverpool L14 1PA
- 106 75 Gray Street, Bootle, Merseyside L20 4RY
- 116 2 Meadow Street, Hyde, Cheshire SK14 1RA
- 121 9 Bowden Street, Liverpool L21 8LL
- 122 129 Beatrice Street, Bootle, Merseyside L20 2ED
- 123 70 Wellington Road, Wavertree, Liverpool L15 4JN
- 124 13 Dell Grove, Birkenhead, Merseyside CH42 1PN
- 126 33 Argyle Road, Garston, Liverpool L19 1RP
- 127 6 Cottesbrook Close, Liverpool L11 3AD
- 128 76 Chatsworth Road, Rainhill, Prescot, Merseyside L35 8LQ
- 129 19 Downside Close, Bootle, Merseyside L30 5QX
- 130 60 Bartlett Street, Liverpool L15 0HN
- 131 54 Sutcliffe Street, Liverpool L6 6AT
- 134 1 Burras Row, Burras, Wendron, Helston, Cornwall TR13 0JE
- 135 Flat 10, Brecon House, The Canalside, Gunwharf Quays, Portsmouth PO1 3BP
- 136 St Clements Cottage, St. Clements Terrace, Mousehole TR19 6SJ
- 137 2 Elizabeth Court, Higher Bugle, Bugle, St. Austell PL26 8RD
- 138 132 Grenville Avenue, Torquay TQ2 6DW
- 139 4 Dinham Road, Exeter EX4 4EE
- 142 49 Clarence Place, Morice Town, Plymouth PL2 1SF
- 144 204 Kings Ash Road, Paignton, Devon TQ3 3XL
- 145 48 East Pafford Avenue, Torquay TQ2 8DA
- 146 5b Providence Street, Plymouth PL4 8JG
- 147 Parkavale, Parka Road, St Columb Road, Cornwall TR9 6PG
- 148 36 Kings Gardens, Kerslakes Court, Honiton, Devon EX14 1FL
- 150 15 Mount Pleasant Road, Camborne, Cornwall TR14 7RH
- 152 Apartment 83 The Reach, 39 Leeds Street, Liverpool L3 2DB
- 153 14 Ingleton Road, Mossley Hill, Liverpool L18 1HJ

LOT

1

29 Dunbar Street, Liverpool L4 5TS

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

Description

A three 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 a rental income of approximately £6,300.00 per annum.

Situated

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

Ground Floor

Vestibule, Hall, Lounge/Dining Room, Kitchen, Bathroom/WC.

First Floor

Three Bedrooms.

Outside

Yard to the rear.

Note

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



LOT

2

79 Windsor Road, Tuebrook, Liverpool L13 8BB

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

Description

A three bedroom, three storey dormer style end terraced property benefitting from double glazing and a cellar. Following a full upgrade and scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes. The property also benefits from three attic rooms which are currently being used for storage, however they could be converted into bedrooms subject to necessary consents. Please note there will be strictly no internal viewings.

Situated

Off West Derby Road in a popular and well established residential location within close proximity to Tuebrook amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

Basement

Cellar (not inspected)

Second Floor

Three Attic Rooms (not inspected)

Ground Floor

Vestibule, Hall, Front Living Room, Rear Dining Room, WC, Kitchen.

Outside

Yard to rear.

First Floor

Three Bedrooms, Bathroom/WC



LOT

3

29 Silverdale Avenue, Liverpool L13 7EY

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, re sale or investment purposes. When let the potential income being in excess of £7,200 per annum. Alternatively if the property was let to 4 individual tenants at £80pppw the potential income is approximately £16,640 per annum.

Situated

Off West Derby Road (A5049) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, two Reception rooms, Kitchen/Dining room.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear yard.

EPC Rating

E



LOT

4

318 Elephant Lane, St. Helens, Merseyside WA9 5EP

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and off road parking to the rear. Following a scheme of upgrade and refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

Situated

Fronting Elephant Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor

Vestibule, Hall, two reception rooms, Kitchen/Breakfast room, Utility Room.

Joint Agent

Entwistle Green

**First Floor**

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard with off road parking accessed from Beresford Street, Outhouse with WC.



LOT

5

2 Ackers Hall Avenue, Liverpool L14 2DZ

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating and front, side and rear gardens and driveway. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,800 per annum. The property is sat on a good sized corner plot with potential to extend to the side of the property subject to any consents.

Situated

Off East Prescott Road in a popular location close to local amenities, schooling, Old Swan Shopping and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front, side and rear gardens. Off Road parking



LOT

6

42 Pansy Street, Liverpool L5 7RS

GUIDE PRICE £30,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property which is in need of a full upgrade and refurbishment scheme following which the property would be suitable for re-sale or investment purposes.

Situated

Off Stanley Road in a popular and well established residential area within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Three Bedrooms.

Outside

Rear yard.



LOT

7

27 St. Agnes Road, Kirkdale, Liverpool L4 1RS

GUIDE PRICE £47,500+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property will be sold with vacant possession and would be suitable for investment purposes, the potential rent would be approximately £6,600 per annum

Situated

Off Melrose Road (A5038) within close proximity to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to Rear.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT

8

23 Stanley Road, Ellesmere Port CH65 2BQ

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed self-contained ground floor flat currently let by way of a rolling tenancy at a rental of £6,600 per annum. The property has been newly refurbished throughout and benefits from double glazing and central heating.

Situated

Off Dock Street in a popular and well established residential location close to local amenities, transport links and less than a mile from Ellesmere Port town centre.

Ground Floor

Flat Hall, Lounge, Kitchen, Utility Area, three Bedrooms, Bath/WC

Note

Please note Sutton Kersh have not internally inspected the property.



Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for occupation or investment purposes with a potential rental income of approximately £5,700 per annum.

Situated

Off Newton Road (the A572) in a popular and well established residential location nearby to local amenities and transport links. St Helens town centre is approximately 2.5 miles away.

Ground Floor

Porch, Through Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to the rear

Joint Agent

Entwistle Green



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

My experience with Sutton Kersh in auctioning my properties from start to finish has been amazing. As soon as I contacted the Associate Director Cathy Holt she put a plan in place to sell my houses and guided me through the whole process. Being located overseas I was concerned that communication might be an issue being that there was a six-hour difference time zone, nonetheless that was never a problem. Her team members were fantastic on every front and very efficient in providing clear and concise information to me. The end result is a realized over my reserve price on each house. I couldn't be happier and will definitely use them again in the future. There is a reason they are the number 1 property auction house in the North West.

*Paul Ansloos
President & CEO ExpensePoint*



Description

Three × three storey terraced properties which have been converted into two properties providing a total of seven × self-contained studio flats and one × two bedroomed flat benefiting from double glazing. The vendor has advised that the conversion works will be completed prior to the auction. Once completed and fully let the potential rental income would be approximately £34,200 per annum.

Situated

On the corner of Knowsley Road close to its junction with Hornby Boulevard in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

228 Knowsley Road Ground Floor

Hall

Flat Hall, Kitchen, Two Bedrooms, Shower Room/WC

First Floor

Studio Open Plan Living Area/Bedroom/Kitchen, Shower Room/WC

Studio Open Plan Living Area/Bedroom, Kitchen, Shower Room/WC

Duplex Studio Living Area/Bedroom, Shower Room/WC

Second Floor

Studio Kitchen

232 Knowsley Road Ground Floor

Studio Open Plan Living Area/Bedroom, Kitchen, Shower Room/WC

Studio Open Plan Living Area/Bedroom/Kitchen, Shower Room/WC

First Floor

Studio Open Plan Living Area/Bedroom/Kitchen, Shower Room/WC

Studio Open Plan Living Area/Bedroom, Kitchen, Shower Room/WC

Second Floor

Kitchen, Shower Room/WC

Outside

Yard to the rear

LOT
11

18 Oldgate Lane, Thrybergh, Rotherham, South Yorkshire S65 4JT

GUIDE PRICE **£60,000+***

COMMERCIAL INVESTMENT

Description

A middle terraced mixed use premises comprising a ground floor retail unit let to a Barbers which is signed up on a 3 year lease from 10th March 2021 with a one bedroomed duplex flat above benefiting from double glazing and central heating. The property is fully let producing a total rental income of £8,400 per annum.

Situated

Fronting Oldfield Road which is off Doncaster Road (the A630) in a popular and well established residential location within close proximity to local amenities and transport links.

Ground Floor

Retail Unit Barbers

Joint Agent

Blundells

First Floor

Flat Living Room/Kitchen, Bathroom/WC



Second Floor

Flat Attic Room

Note

Please note that Sutton Kersh have not inspected the property internally and the accommodation is assumed.



LOT
12

33 Stanley Park Avenue North, Liverpool L4 9UD

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Stanley Park Avenue North in a popular and well established residential location close to local amenities, Walton Hall Park and Liverpool Football Club. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Front Lounge, Rear Dining Room, Kitchen

First Floor

Three Bedrooms, Wetroom, Separate WC

Outside

Front & Rear Gardens



LOT
13

115 Breck Road, Anfield, Liverpool L4 2QX

GUIDE PRICE £60,000+*

VACANT COMMERCIAL

Description

A three storey middle terraced property comprising a ground floor retail unit which has previously traded as a Barbers, together with a one bedroomed self-contained flat to the upper floors, accessed via a separate rear entrance. The property benefits from electric roller shutters and double glazing and central heating. Following refurbishment and modernisation the ground floor would be suitable for a number of uses, and when fully let the potential rental income is approximately £10,000 per annum.

Situated

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

Ground Floor

Shop Main Sales Area, WC, Store Room.

First Floor

Flat Lounge/Diner, Kitchen, Shower Room/WC.

Second Floor

One Bedroom.

Outside

Yard the rear, Access to flat.



LOT
14

Land to the rear of 5 Arno Road, Prenton, Merseyside CH43 5SL

GUIDE PRICE £20,000+*

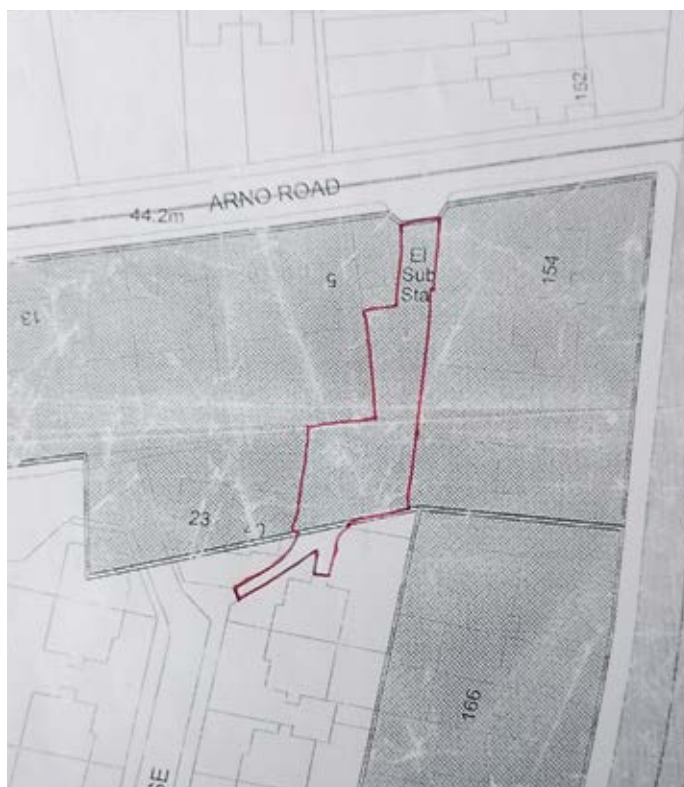
LAND

Description

A cleared site suitable for redevelopment subject to any consents. Plans have been prepared for a two bed bungalow, however potential purchasers should make their own enquiries. We believe all main services are available.

Situated

Fronting Arno Road in a popular residential location



LOT
15

Freehold Interest at 8 Vernon Street, Liverpool L2 2AY

GUIDE PRICE **£20,000+***

COMMERCIAL INVESTMENT

Description

An opportunity to acquire the Freehold interest in a block of 7 Long leasehold Apartments which produce ground rents of £300 per flat totalling £2,100 per annum. Ideal for a long term investment.

Situated

The building is located in the heart of Liverpool city centre just off Dale Street.



LOT
16

4 Westmorland Street, Burnley, Lancashire BB11 4PN

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,500 per annum. The property benefits from double glazing and central heating.

Situated

Off Colin Street, in a popular residential location. Close to local amenities and approximately 1 mile from Burnley town centre.

Ground Floor

Through Lounge/Dining room,
Kitchen.

First Floor

Two Bedrooms.

Outside

Rear yard.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
17

9 Colton Road, Liverpool L25 1NH

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A two bed town house property benefitting from double glazing, central heating, corner and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,500.00 per annum.

Situated

Off Hartsbourne Avenue in a popular and well established residential location. Close to local amenities and within walking distance to Belle Vale Shopping Centre.

Ground Floor

Hallway, Living Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Corner and Rear Gardens.

Note

Sutton Kersh have not internally inspected this property.

EPC Rating

D.



LOT
18

10 Thorne Street, Farnworth, Bolton BL4 7LQ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental income of £5,160 per annum. The property benefits from double glazing and central heating.

Situated

Off Cawdor Street in a popular residential location. Close to local amenities and approximately 2.5 miles from Bolton town centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

Two Bedrooms.

Outside

Rear yard.

Note

Please note Sutton Kersh have not internally inspected the property

EPC Rating

D.



LOT
19

15 Spray Street, St. Helens, Merseyside WA10 2NN

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three/four bedroom terraced property benefitting from double glazing and central heating. The property has previously been occupied as a four bed HMO producing £15,600.00 per annum.

Situated

Off Dentons Green Lane (A570), in a well-established residential location within close proximity to local amenities and within walking distance to the town centre.

Ground Floor

One Letting Room, Kitchen, Lounge, Shower Room.

First Floor

Three Letting Rooms, Shower Room.

Outside

Yard to rear.

Note

Sutton Kersh has not internally inspected this property.

EPC Rating

D.



LOT
20

75 Raglan Road, Burnley, Lancashire BB11 4LB

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,419 per annum. The property benefits from double glazing and central heating.

Situated

Off St Matthew Street (B6239) in a popular and well established location. Close to local amenities and approximately 1 mile from Burnley town centre.

Ground Floor

Through Lounge/Dining room, Kitchen.

First Floor

Two Bedrooms.

Outside

Rear yard.

Note

Sutton Kersh have not internally inspected the property.

EPC Rating

D.



LOT
21

50 Scarlett Street, Burnley, Lancashire BB11 4LQ

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property which has previously been used as a four bedroomed HMO property which was producing a rental income in excess of £13,524 per annum. The property benefits from double glazing and central heating, following modernisation the property would be suitable for investment purposes.

Situated

Off Alwin Street in a popular residential location. Close to local amenities and approximately 1.5 miles from Burnley town centre.

Ground Floor

Hall, two Letting rooms, Kitchen.

First Floor

Two Letting rooms, Bathroom/
WC

Outside

Rear yard.

Note

Sutton Kersh have not internally inspected the property.

EPC Rating

D.



LOT
22

13a Ryder Brow Road, Manchester M18 7ED

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three storey three/four bedroom middle terraced property. The property benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

Situated

Off Old Hall Drive in a popular residential location. Close to local amenities and approximately 4 miles from Manchester city centre.

Ground Floor

Hall, Lounge, one Letting room,
Kitchen, Bathroom/WC

First Floor

Two Letting rooms, Bathroom/
WC, Kitchen.

Second Floor

One Further Letting room.

Outside

Rear yard.

Note

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



LOT
23

82 Dacy Road, Liverpool L5 6SB

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bed mid terraced property benefiting from double glazing and central heating. Following a scheme of upgrade and refurbishment the property would be suitable for occupation or investment purposes with a potential income in excess of £7,800 per annum.

Situated

Off Oakfield Road (A5089) in a popular and well established residential location. Close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear.

Note

Sutton Kersh have not internally inspected this property.

EPC Rating

E.



LOT
24

486 Manchester Road East, Little Hulton, Manchester M38 9NS

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A three/four bedroomed middle terraced property which would be suitable for HMO use subject to gaining any necessary consents and licences from the council. The property is in need of modernisation, following which the property would be suitable for investment purposes with a potential rental income in excess of £22,116 per annum.

Situated

Off Cleggs Lane (A5082), in a well-established residential location. Close to local amenities and approximately 8 miles from Manchester city centre.

Ground Floor

Hall, one Letting room, Dining room, Kitchen/Breakfast room.

EPC Rating

E.

First Floor

Three Letting rooms, Bathroom/WC

Outside

Rear yard.

Note

Sutton Kersh have not internally inspected the property.



LOT
25

107 City Road, Liverpool L4 5UW

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A three bed mid terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment the property would be suitable for investment purposes with a potential rental income of £5,400.00 per annum.

Situated

Off Luxmore Road, in a popular and well-established residential location. Close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear.

Note

Sutton Kersh has not internally inspected this property.



LOT
26

1 & 3 Bedford Road, Bootle, Merseyside L20 7DL

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A substantial corner property converted to provide seven lettings rooms in total. The property benefits from double glazing and central heating. The front elevation accommodates the pavement area and the rear elevation consists of an enclosed yard and rear access. If let to 7 individuals at £75 pppw the potential income being in excess of £27,300 per annum.

Situated

Off Stanley Road between Kings Road and Queens Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

1 Bedford Road

Ground Floor

Lounge, communal Kitchen

First Floor

Three Letting rooms

Second Floor

One Letting room, Bathroom/WC

3 Bedford Road

Ground floor

Lounge/Kitchen

First Floor

One Letting room, Bathroom/WC

Second Floor

Two Letting rooms

Outside

Rear yard.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
27

6 Bartlett Street, Liverpool L15 0HN

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £5,400.00 per annum.

Situated

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

Ground Floor

Through Lounge/Dining Room,
Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.



LOT
28

Basement Flat 38 Kremlin Drive, Liverpool L13 7BY

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom basement flat within a converted town house benefitting from double glazing, central heating and exclusive off road parking on the driveway. The property is currently let by way of an AST at a rental of £5,940.00 per annum.

Situated

Off Queens Drive in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Basement Flat Accessed via
Separate Side Entrance
Hall, Shower/WC, Kitchen, two
Bedrooms, Lounge

Outside

Yard





Description

A vacant mixed use property with a potential income in excess of £35,000 per annum. This substantial property comprises a three storey mixed use property to include a ground floor retail unit, previously used as a hair dressing salon, incorporating two self-contained beauty rooms, together with a four bedroomed self-contained flat to the upper floors which is accessed via a separate front entrance. The property benefits from double glazing, central heating, roller shutters and lock up garage. The shop was previously let at a rental income of £14,820 per annum however there is potential to maximise the income if additional chairs are let on a "rent a chair" basis. If the flat was let to 4 individuals at a rental of £100 pppw the potential rental income when fully let would be in excess of £35,000 per annum.

Situated

Fronting Smithdown Road, in very well established, popular, residential and commercial location, close to local shops, restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Two Sales Areas, Two Beauty Rooms, Staff Room, WC.

First Floor

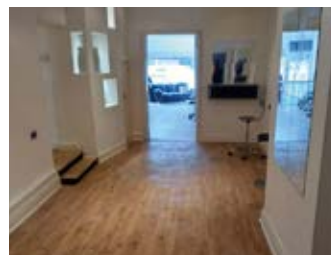
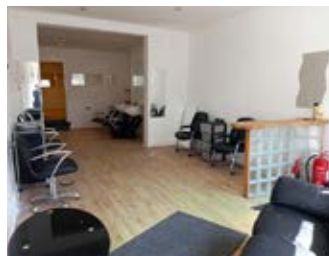
Flat Hall, Lounge, Kitchen/Dining Room, Bedroom, Bathroom/WC.

Second Floor

Three Bedrooms.

Outside

Lock up garage, Rear Yard.



LOT
30

15 Diana Street, Liverpool L4 5RX

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Walton Lane (A580) in a popular location close to local amenities and within walking distance to Everton Football Club. Liverpool city centre is approximately 3 miles away.

Cellar

Various rooms.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

E



LOT
31

28 Blisworth Street, Liverpool L21 8JF

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £6,900 per annum.

Situated

Between Litherland Road and Linacre Road in a popular and well-established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard.



LOT
32

37 Cavan Road, Liverpool L11 8LL

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom semi-detached property sat on a good sized corner plot, currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing, central heating, front and rear gardens and a driveway.

Situated

Off Lowerson Road which in turn is off Queens Drive in a popular and well established residential location close to local amenities, schooling and approximately 4.5 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall, two Reception Rooms, Kitchen/ Dining Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Driveway.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
33

216 Stanley Park Avenue South, Liverpool L4 7XG

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is in need of upgrade and modernisation, following which the property would be suitable for occupation, resale or investment purposes. Suitable for Cash Purchase Only.

Situated

Fronting Stanley Park Avenue South in a popular and well established residential location close to local amenities and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Through Lounge/ Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard



LOT
34

Flat 35 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Entrance Hall, Lift Access

Sixth Floor

Flat Open plan Living Room/
Dining Room/Kitchen, WC,
Balcony

Seventh Floor

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

Outside

Parking.



LOT
35

20/20a Hall Street, St. Helens, Merseyside WA10 1DL

GUIDE PRICE **£75,000+***

VACANT COMMERCIAL

Description

The property comprises a two-storey mid terrace property consisting of a ground floor retail unit together with four bedsits above accessed via a separate front entrance. The ground floor would be suitable for a number of uses subject to any consents. Following repair and modernisation works the bedsits would be suitable for investment purposes with a potential rental income of £95pppw (£19,760.00 per annum). Ground floor retail unit has previously been let for over 30 years producing £8,000.00 per annum. When fully let the potential rental income would be in excess of £27,000.00 per annum.

Situated

Off Corporation Street in St Helens town centre close to local amenities and schooling.

Cellar

Not inspected.

Outside

One allocated parking space.

Ground Floor – 20

Shop Main Sales Area, WC.

Ground Floor – 20A

Main Entrance, Hallway, one
Bedsit with kitchenette, WC.

First Floor – 20A

Three Bedsits with kitchenettes,
Shower Room/WC.



LOT
36

1 Lincoln Street, Garston, Liverpool L19 8LE

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,800 per annum.

Situated

Off Window Lane in a popular and well established residential location close to local amenities, Garston Village, New Mersey Shopping Park, schooling, transport links and approximately 8 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen, Shower room/WC.

First Floor

Three Bedrooms.

Outside

Yard to Rear.



LOT
37

38 Ismay Street, Liverpool L4 4EF

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Goodison Road within walking distance to County Road amenities, Everton Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room,
Kitchen, Shower room/WC.

First Floor

Two Bedrooms.

Outside

Yard to rear.

Note

Sutton Kersh have not internally inspected this property.

EPC Rating

C.



LOT
38

18 Ismay Street, Liverpool L4 4EF

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing £4,900.00 per annum.

Situated

Off Goodison Road within walking distance to County Road amenities, Everton Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room,
Kitchen, Shower room/WC.

First Floor

Two Bedrooms.

SOLD PRIOR



Outside

Yard to rear.

Note

Sutton Kersh have not internally inspected this property.

LOT
39

32 Parton Street, Liverpool L6 3AW

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated just off Sheil Road and Prescot 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
40

11 Sutton Street, Liverpool L13 7EG

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

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 producing £4,800 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear.

Note

Sutton Kersh have not internally inspected this property.

EPC Rating

D



LOT
41

21 Goschen Street, Old Swan, Liverpool L13 2BP

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bed terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6,000 per annum.

Situated

Off Prescott Road (A57) in a popular and well-established residential location within easy reach of Tuebrook and Old Swan amenities, transport links and walking distance to the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

D.

Joint Agent

Entwistle Green



LOT
42

91 Greenwich Road, Liverpool L9 0JH

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Longmoor Lane in a popular and well established residential location close to local amenities, schooling, Walton Vale shopping and approximately 6 miles from Liverpool city centre.

First Floor

Hall, Lounge, Dining Room, Kitchen.

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear.



LOT
43

139 Delamore Street, Liverpool L4 3ST

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom end terrace property benefitting from double glazing and central heating. Following upgrades and modernisation the property would be suitable for investment purposes with a potential income being in excess of £9,000 per annum.

Situated

Off Selwyn Street which in turn is off Brewster Street close to local amenities and schooling. Approximately 3 miles from Liverpool city centre.

Cellar

Not inspected

Ground Floor

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

First Floor

Shower/WC, three Bedrooms

Outside

Yard to the rear



LOT
44

Studio 14, Hockney Court, Salem Street, Bradford BD1 4QD

GUIDE PRICE **£5,000+***

VACANT RESIDENTIAL

Description

A fully furnished first floor studio apartment within a purpose built block benefiting from double glazing, electric heating, 24 hour concierge and secure intercom system. The potential income when let being in excess of £3,300 per annum.

Situated

In Bradford town centre close to all local amenities, shopping facilities, restaurants, transport links and Universities.

Ground Floor

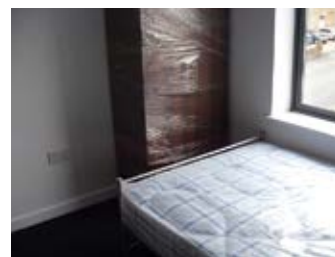
Main Entrance hallway.

First Floor

Studio Hall, Bedroom/Study Area, En Suite Shower Room/WC
Communal Living Room/Kitchen which is shared.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
45

4 Fareham Road, Liverpool L7 0HR

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good condition internally and comes furnished. There is currently one tenant in situ paying £4,800.00 per annum. When fully let to individual tenants the potential rental income would be in excess of £18,480.00 per annum.

Situated

Off Lister Road which in turn is off Kensington High Street in a popular location close to local amenities, Liverpool's Universities and Liverpool city centre.

Ground Floor

Hall, one Letting Room, Open Plan Lounge/Kitchen.

First Floor

Three Letting rooms, Bathroom/WC.

Outside

Outhouse with Utility Room, Rear Yard.

Note

The vendor has advised that the property was fully refurbished in 2018 including a full rewire and security alarm system fitted.

EPC Rating

C



Description

A two bedroom middle terrace property benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £7,200 per annum. The property was previously a three bedroomed house and there is potential to covert back to provide this subject to any necessary consents.

Situated

Off Utting Avenue in a popular and well established residential location close to local amenities, schooling and approximately 3.8 miles from Liverpool city centre.

Ground Floor

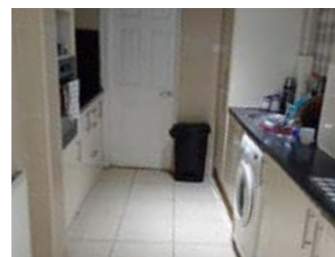
Lounge, Dining Room, Kitchen,
Shower room/WC (no fittings)

First Floor

Two Bedrooms, Shower room/
WC

Outside

Rear Yard



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

Re: Your Act of Kindness

Just to let you know that I completed today on the Teignmouth property and to thank you for your input prior to the February auction. I could not have done this without your help!

The day I first spoke with you, you were both calm and clear and moreover, you reassured me that I could do this on my own. And I did! You are very good at your job!

Yours, with gratitude

Bronwen Bird x

Description

A three storey plus basement mid terraced house converted to provide four self-contained flats (three × two bed and one × one bed). The property benefits from front and rear gardens, central heating, double glazing, a fire alarm and a secure entry intercom system. The property is fully let by the way of Assured Shorthold Tenancies to young professionals producing a rental income of approximately £21,300.00 per annum. On re-letting the market rent would be in excess of £24,000.00 per annum.

Situated

Off Prescott Road within walking distance to Old Swan amenities and within close proximity to schooling, transport links and approximately 4 miles from Liverpool city centre.

Lower Ground Floor

Flat 1 Self-contained two bed flat with private entrance comprising two bedrooms, reception room, kitchen, bathroom/WC
EPC: C (approx. 73 sq. m).
Tenancy: AST Holding over.
Rent: £475

Ground Floor

Main Entrance Hallway.
Flat 2 Self-contained one bed flat comprising one bedroom, reception room, kitchen, bathroom/WC
EPC: C (approx. 48 sq. m).
Tenancy: AST Holding over.
Rent: £400

First Floor

Flat 3 Self-contained two bed flat comprising two bedrooms, reception room, kitchen, bathroom/WC
EPC: C (approx. 59 sq. m).
Tenancy: AST Holding over.
Rent: £475

Second Floor

Flat 4 Self-contained two bed flat comprising two bedrooms, reception room, kitchen, bathroom/WC
EPC: TBC (approx. 68 sq. m).
Tenancy: AST Holding over.
Rent: £425



Outside
 Front and Rear
 Gardens.



LOT
48

69 Crown Road, Liverpool L12 8RS

GUIDE PRICE **£115,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing, gardens and a driveway. The property is currently let by way of a Regulated Tenancy producing a rental of £6,096 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Melwood Drive in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway, Rear Garden.

EPC Rating

G

Note

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



LOT
49

34 Blacklow Brow, Liverpool L36 5XF

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing and gardens. The property is currently let by way of a Regulated Tenancy producing a rental of £6,360 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Archway Road in a popular and well established residential location close to Huyton Village amenities and approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

G

Note

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



LOT
50

27 The Rooley, Liverpool L36 5XH

GUIDE PRICE **£145,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached property benefiting from double glazing and gardens. The property is currently let by way of an Assured Periodic Tenancy producing a rental of £9,100 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Tarbock Road in a popular and well established residential location close to Huyton Village amenities, schooling and transport links. Approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, two Receptions rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom, Separate WC.

Outside

Front and Rear Gardens.

EPC Rating

TBC

Note

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



LOT
51

14 Barnston Road, Liverpool L9 4SB

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens front and rear. The property is let by way of a Regulated Tenancy producing a rental of £5,564 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Warbreck Moor (the A59) in an established and popular residential location within walking distance to Walton Vale amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room, Kitchen, Utility Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens front and rear.

Note

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

EPC Rating

TBC



LOT
52

37 Monville Road, Liverpool L9 9DE

GUIDE PRICE £60,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced property benefiting from double glazing. The property is let by way of a Regulated Tenancy producing a rental of £3,900 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

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

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Note

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

EPC Rating

TBC



LOT
53

292 Orrell Road, Orrell, Wigan, Lancashire WN5 8QZ

GUIDE PRICE £135,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £2,236 per annum. The property benefits from double glazing and gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Fronting Orrell Road in a popular location close to local amenities and approximately 4 miles from Wigan town centre.

Ground Floor

Lounge, Dining Room, Kitchen, Separate WC, Utility Room

First Floor

Three Bedrooms, Shower Room/WC

Outside

Front and Rear Gardens.

Note

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

EPC Rating

E



LOT
54

24 Pearl Lane, Vicars Cross, Chester, Cheshire CH3 5NX

GUIDE PRICE **£155,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end town house which is currently let by way of a Regulated Tenancy producing £4,862.00 per annum. The property benefits from central heating, driveway and a rear garden. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Vicars Cross Road in a popular location close to local amenities, Shropshire Union Canal and approximately 1 mile from Chester city centre.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Driveway and Rear garden.

Note

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

EPC Rating

D



LOT
55

12 Austins Hill, Cross Lanes, Tarvin, Chester, Cheshire CH3 8HS

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid-town house which is currently let by way of a Regulated Tenancy producing £4,980.00 per annum. The property benefits from central heating and gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Tarporley Road in a popular location close to schooling, transport links and approximately 6 miles from Chester city centre.

Ground Floor

Hall, Living Room, Kitchen/Diner, Bathroom/WC

First Floor

Three Bedrooms

Outside

Front and Rear Gardens.

Note

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

EPC Rating

D



LOT
56

30 Clifford Drive, Chester CH4 7PA

GUIDE PRICE **£155,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £7,500 per annum. The property benefits from double glazing, garage, driveway and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Lache Lane in a popular location close to local amenities, schooling and approximately 3 miles from Chester city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway and Front and Rear gardens.

Note

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

EPC Rating

D



LOT
57

20 Clifford Drive, Chester CH4 7PA

GUIDE PRICE **£155,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £7,260.00 per annum. The property benefits from double glazing, garage, driveway and gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Lache Lane in a popular location close to local amenities, schooling and approximately 3 miles from Chester city centre.

Ground Floor

Hall, Lounge, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway, Front and Rear Gardens.

Note

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

EPC Rating

E



LOT
58

15 Kings Close, Chester CH4 7PB

GUIDE PRICE **£155,000+***

RESIDENTIAL INVESTMENT

Description

A three bedrooomed semi-detached house which is currently let by way of a Regulated Tenancy producing £7,608.00 per annum. The property benefits from double glazing, central heating, garage, driveway and front and rear gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Clifford Drive just off Lache Lane in a popular location close to local amenities, schooling and approximately 3 miles from Chester city centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway and Front and Rear Gardens.

Note

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

EPC Rating

D



LOT
59

23 Basil Close, Liverpool L16 5EL

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A three bedrooomed semi-detached house property which is currently let by way of a Regulated Tenancy producing £6,344.00 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

In a cul de sac just off Score Lane in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

Note

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

EPC Rating

D



LOT
60

24 Basil Close, Liverpool L16 5EL

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £7,086.00 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

In a cul de sac just off Score Lane in a popular and well established residential location within close proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

Note

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

EPC Rating

D



LOT
61

71 Francis Way, Liverpool L16 5EN

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £6,344.00 per annum. The property benefits from double glazing, gardens and a driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

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

Ground Floor

Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway, front and rear gardens

Note

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

EPC Rating

TBC



LOT
62

37 Eastham Rake, Wirral, Merseyside CH62 9AN

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £6,000 per annum. The property benefits from double glazing, central heating, gardens and driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off new Chester Road in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor

Lounge, Kitchen

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Driveway, Front and Rear Gardens

Note

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

EPC Rating

D



LOT
63

112 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of an Assured Periodic Tenancy producing £8,060 per annum. The property benefits from double glazing, garage, driveway and gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Heygarth Road which is in turn off Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor

Lounge, Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway, Front and Rear Gardens.

Note

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

EPC Rating

F



LOT
64

132 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8AX

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house which is currently let by way of a Regulated Tenancy producing £6,500.00 per annum. The property benefits from double glazing, central heating, garage, driveway and rear garden. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Heygarth Road which is in turn off Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor

Living Room, Dining Room, Kitchen, Conservatory

First Floor

Three Bedrooms, Bathroom/WC

Outside

Garage, Driveway, Rear Garden.

Note

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

EPC Rating

D



LOT
65

20 Roxburgh Avenue, Liverpool L17 4LQ

GUIDE PRICE **£160,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced property benefiting from partial double glazing and central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £5,980 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Aigburth Road in a popular and well-established residential location within close proximity to local amenities, schooling and Sefton Park. Approximately 3 miles from Liverpool city centre.

Ground Floor

Three Reception rooms, Kitchen.

First Floor

Three Bedrooms, Shower room/WC.

Outside

Rear Yard

EPC Rating

D

Note

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



LOT
66

159 Raeburn Avenue, Eastham, Wirral, Merseyside CH62 8BE

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three bedrooomed semi-detached house which is currently let by way of a Regulated Tenancy producing £6,656 per annum. The property benefits from double glazing, central heating, garage, driveway and front and rear gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Off Heygarth Road which is in turn off Bridle Road in a popular and well established residential location close to local amenities, schooling and transport links.

Ground Floor

Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Shower Room/WC

Outside

Gardens front and rear, garage, driveway

Note

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

EPC Rating

D



LOT
67

112 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three bedrooomed Grade II listed cottage style town house currently let by way of a Regulated Tenancy producing a rental of £6,344 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

Fronting Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

Ground Floor

Hall, two Reception rooms, Kitchen, Bathroom/WC.

First Floor

Three Bedrooms, Box room.

Outside

Rear Garden.

Note

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



LOT
68

18 Barrow Street, St. Helens, Merseyside WA10 1RX

GUIDE PRICE **£140,000+***

COMMERCIAL INVESTMENT

Description

A mixed-use investment opportunity currently fully let producing £24,000 per annum, inclusive of bills. A two-storey corner property comprising a ground floor retail unit currently trading as 'Rebalance Therapy & Training Centre' together with two x one bedroomed apartments accessed via a separate side and rear entrance. The property has recently been refurbished throughout and benefits from double glazing, central heating and a private rear garden. The ground floor is currently let by way of a 5 year lease from January 2021 producing £6,600 per annum and the two apartments are each let by way of Assured Shorthold Tenancies producing a total of £17,400 per annum.

Situated

Fronting Barrow Street in a popular and well-established location in the centre of St Helens town close to local amenities, schooling and transport links.

Ground Floor

Shop Reception area, Beauty room, Rear room, WC.

Flat 18b Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside

Private Rear Garden.

First Floor

Flat 18a Hall, Kitchen, Bedroom, Lounge, Shower room/WC.



LOT
69

9 Baldwin Street, St. Helens, Merseyside WA10 2RS

GUIDE PRICE **£150,000+***

COMMERCIAL INVESTMENT

Description

A mixed-use investment opportunity currently fully let producing £28,500 per annum, inclusive of bills. A three-storey middle terrace comprising a ground floor retail unit currently trading as a grocery store/ newsagents together with two x one bedroomed self-contained apartments accessed via a separate entrance. The property has recently been refurbished throughout and benefits from double glazing and electric heating. The ground floor is currently let by way of a 5 year lease producing £9,600 per annum and the two apartments are each let by way of Assured Shorthold Tenancies producing a total of £18,900 per annum.

Situated

Fronting Baldwin Street which is off the A571 in a popular location close to local amenities, transport links and within walking distance to St Helens town centre.

Ground Floor

Shop Main sales area, Rear room, WC.

Kitchen, Bedroom, Shower room/WC.

Outside

Shared Rear Access.

First Floor

Flat 1 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Second Floor

Flat 2 Open Plan Lounge/



LOT
70

26 Sulgrave Close, Liverpool L16 6AD

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house property which is currently let by way of a Regulated Tenancy producing £6,864.00 per annum. The property benefits from double glazing, rear garden and a driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated

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

Ground Floor

Lounge, Kitchen

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens

Note

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

EPC Rating

D



LOT
71

18 Harrowby Road, Birkenhead, Merseyside CH42 7HU

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

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

Situated

Between Borough Road and Derby Road in a popular residential location and close to local amenities and Catherines Hospital.

Ground Floor

Vestibule, Through Lounge/
Dining Room, Kitchen,
Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D



LOT
72

18 Worcester Drive, Liverpool L13 9AX

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A three bedroom mid terrace house benefitting from double glazing and central heating. Following an full upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

Off Maiden Lane in a popular and well established residential location within easy reach of Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Job & Role

Entwistle Green

Entwistle Green



SOLD PRIOR



Outside

Yard to the rear

LOT
73

3 Podium Road, Liverpool L13 6SB

GUIDE PRICE £70,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,160.00 per annum. The tenant has been in situ for 15 years.

Situated

Between Queens Drive and Derby Lane in a popular and well-established residential location within close proximity to local amenities and schooling. Approximately 5 Miles from Liverpool City centre.

Ground Floor

Hall, Front Living Room, Rear Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

E.



LOT
74

Flat 118 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£36,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed ground floor apartment within a purpose built block benefiting from double glazing, central heating, Juliet balcony and an allocated parking space. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated

Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens town centre.

Ground Floor

Communal Hallway
Flat Hall, Open Plan Lounge/
Kitchen with Juliet Balcony, Two
Bedrooms (Master with En Suite
Shower Room/WC), Bathroom/
WC

Joint Agent

Entwistle Green



Outside

Allocated Parking Space

EPC Rating

C



LOT
75

86 Rudyard Road, Liverpool L14 5NW

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid-town house benefiting from partial double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £6,600.00 per annum.

Situated

Off Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Open Plan
Kitchen/Dining Room, Utility
Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Gardens Front and rear.

EPC Rating

D



LOT
76

69 Andrew Street, Liverpool L4 4DS

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three 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 £5,400 per annum.

Situated

Off Goodison Road in a popular and well established residential location close to local amenities, transport links and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Bathroom/WC

First Floor

Two Bedrooms

Second Floor

One Further Room

Outside

Rear Yard



LOT
77

79 August Road, Liverpool L6 4DE

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroom middle terraced house currently let to three tenants by way of Assured Shorthold Tenancies producing £9,900 per annum. When fully let the potential income being in excess of £13,200 per annum. The property benefits from double glazing and central heating.

Situated

Off Lower Breck Road in an established and popular residential location within easy reach of Tuebrook amenities, Liverpool Football Club, Newsham Park and approximately 3 miles from Liverpool city Centre.

Ground Floor

Hall, Letting room, Lounge, Kitchen

in 2018, was brought up to HMO standard and registered with LCC building regulations and is being sold furnished.

First Floor

Three Letting rooms, Bathroom/WC

EPC Rating

D

Outside

Rear yard.

Note

Please note Sutton Kersh have not internally inspected this property. The vendor has advised that the property was refurbished



LOT
78

Flat 51 Willow Rise, Liverpool L33 8WZ

GUIDE PRICE **£25,000+***

RESIDENTIAL INVESTMENT

Description

A ninth floor two bedroom apartment benefiting from double glazing, electric heating, balcony, secure intercom system and parking. There is a lift service to all floors and a communal gym on the ground floor. The property is currently let by way of Assured Shorthold Tenancy producing a rental income of £4,800 per annum.

Situated

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

Ground Floor

Entrance Hall, Communal gym.

Ninth Floor

Flat Living Room, Kitchen/Diner, two Bedrooms, Bathroom/WC, Balcony

Outside

Communal parking.



LOT
79

42 Dunluce Street, Liverpool L4 3RQ

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed end of terrace house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £7,800.00 per annum.

Situated

Off County Road and Carisbrooke Road in a popular and well established residential location within walking distance to local amenities, schooling and approximately 3 miles north of Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Kitchen, Dining Room, Bathroom/WC

First Floor

Three Bedrooms.

Outside

Rear yard.

EPC Rating

D



LOT
80

2 Cut Lane, Halsall, Ormskirk, Lancashire L39 8RD

GUIDE PRICE **£280,000+***

VACANT RESIDENTIAL

Description

A fantastic and rare opportunity to acquire a two bedroomed semi-detached house in need of modernisation benefiting from double glazing, central heating, land, outbuildings and open countryside views. The property is set on a substantial sized plot and could be suitable for a number of potential purposes to include extension of the existing building, development or equestrian use, subject to gaining the necessary consents.

Situated

Off Asmall Lane in a quiet and sought after semi-rural location benefiting from open countryside views. Ormskirk town centre amenities, schooling and transport links are approximately 2 miles away.

Ground Floor

Porch, Hall, Living Room, Wet Room/WC, Dining Room, Kitchen

Joint Agent

Arnold and Phillips



First Floor

Two Bedrooms

Outside

Front Garden, Driveway, Substantial Rear Garden, Outbuildings



LOT
81

67 Oxtan Street, Liverpool L4 4DQ

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroom middle terraced house currently let to three tenants by way of Assured Shorthold Tenancies producing £9,900 per annum. When fully let the potential income being in excess of £13,200 per annum. The property benefits from double glazing and central heating.

Situated

Off Goodison Road in a popular and well established location close to local amenities, Schooling, Walking distance to Everton Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Letting room, Lounge, Kitchen

First Floor

Three Letting rooms, Bathroom/WC

Outside

Rear yard.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
82

33 Rice Hey Road, Wallasey, Merseyside CH44 0DX

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide three self-contained flats (two × one and one × three bed). The property benefits from double glazing and central heating. We are advised that two of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £8,180 per annum. When fully let the potential rental income would be approximately £13,000 per annum.

Situated

Off Trafalgar Road in a popular residential location close to local amenities, approximately 1 mile from Wallasey town centre and approximately 7 miles from Liverpool city centre (via Kingsway Tunnel).

Ground Floor

Main Entrance Hallway

Flat A Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Flat B Hall, Lounge, Kitchen stairs to Bedroom, Bathroom/WC

Outside

Driveway and Rear Yard.

Joint Agent

Berkeley Shaw

BerkeleyShaw

First Floor

Flat C Hall, Lounge, Kitchen/Diner, Bedroom.

Second Floor

Two Bedrooms, Bathroom/WC.



LOT
83

19 Balmoral Road, Fairfield, Liverpool L6 8NB

GUIDE PRICE **£155,000+***

VACANT RESIDENTIAL

Description

A double fronted mid terraced property which has been converted to provide four studio apartments. The property benefits from double glazing, central heating and a new roof. The property is in good condition and ready for immediate occupation. When fully let the potential rental income would be approximately £20,000 per annum.

Situated

Fronting Balmoral Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

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

Flat 2 Living Room/Bedroom, Kitchen, Bathroom/WC

First Floor

Flat 3 Living Room/Bedroom, Kitchen, Bathroom/WC

Flat 4 Living Room, Bedroom, Kitchen, Bathroom/WC

Outside

Yard to rear.



LOT
84

10 Gloucester Street, St. Helens, Merseyside WA9 1QL

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefiting from partial double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,240 and the tenant has been there for approximately 6 years.

Situated

Off Surrey Street which is in turn off Ramford Street in a popular and well established residential location close to local amenities, schooling and transport links. St Helens town centre is approximately 1.5 miles away.

Ground Floor

Hall, Living Room, Kitchen

Joint Agent

Atlas Estates



First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens,
Driveway.

Note

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



LOT
85

27 Tabley Road, Liverpool L15 0HJ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. If let to 2 individuals at £85 pppw the potential rental income would be in excess of £8,840.00 per annum.

Situated

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

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D



LOT
86

80a Derby Lane, Liverpool L13 3DN

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bed mid terraced property which has recently been fully renovated throughout and benefits from newly double glazing, central heating, rewire, replumbing and replastering throughout. The property is in excellent condition and has not been lived in yet. The property would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £7,200 per annum. An internal inspection is highly recommended to appreciate the standard of work and condition.

Situated

Fronting Derby Lane just Off Queens Drive in a popular and well established residential location. Close to local amenities and transport links. Approx. 4 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Kitchen.

Joint Agent

Entwistle Green

First Floor

Lounge/Diner, two Bedrooms, Bathroom/WC



Outside

Shared Yard.

EPC Rating

D.



LOT
87

24 Ruskin Street, Liverpool L4 3SH

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with potential income in excess of £6,300 per annum.

Ground Floor

Vestibule, Through lounge/
Dining room, Kitchen, Shower
room/WC

First Floor

Three Bedrooms.

Outside

Rear yard.



Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of £7,200 per annum.

Situated

The main entrance to Beverley Road is Chorley New Road, with Beverley Road facing the renowned and exclusive Bolton School which is in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor

Vestibule, Living Room, Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front Fore Court, Rear Yard



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.



Description

A substantial three storey commercial property occupying one full block on Walton Road. The property comprises a large interconnecting ground floor retail unit, with a separate retail unit (237) trading as 'Liver Launderette' which is holding over at a rental of £9,000 per annum together with ancillary accommodation to the first and second floors which can be accessed via a separate side entrance. The property benefits from partial double glazing, steel roller shutters and rear loading bay. There is potential to convert the property to provide self-contained flats to the first and second floors subject to gaining any necessary consents. The ground floor also has potential to be split to form five individual commercial units. Total Area is approximately 13,680 sq ft

Situated

Fronting Walton Road (A59) on a busy thoroughfare into Liverpool city centre approximately 2 miles away in a popular and well established location. Nearby occupiers include McDonalds, Farmfoods and Subway.

Basement

214.43 sqm 2,307 sq ft

227-235 Ground Floor

Ground floor retail unit with main sales area (200.27 sqm 2,155 sq ft), Various ancillary areas (163.53 sqm 1760 sq ft)

237 Ground Floor

'Liver Launderette' Main sales area, rear room, Kitchen, WC (not measured)

First Floor

Various ancillary rooms (433.28 sqm 4,662 sq ft)

Second Floor

Various ancillary rooms (259.91 sqm 2,792 sq ft)

Outside

Loading Bay.

Note

Please note Sutton Kersh have not internally inspected the property.

LOT
90

6 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£20,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property in need of a full upgrade and scheme of refurbishment works. Once refurbished the property would be suitable for occupation, resale or investment purposes. This property is suitable for cash purchasers only.

Situated

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

Ground Floor

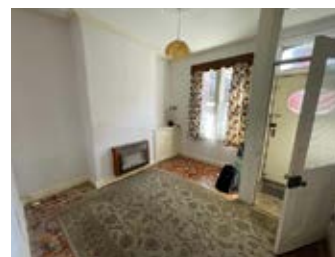
Vestibule, Lounge, Dining Room, Bathroom, Lean to Kitchen

First Floor

Two Bedrooms.

Outside

Yard to rear. WC.



LOT
91

Land at 81 Kensington, Liverpool L7 8UY

GUIDE PRICE **£35,000+***

DEVELOPMENT OPPORTUNITIES

Description

A cleared site of approximately 90m² offered with the benefit of a pre-planning application to redevelop to provide a block of three x three bedrooom self-contained apartments. We assume all services are available, however potential purchasers should make their own enquiries.

Situated

Fronting Kensington in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

Note

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



LOT
92

7 Clifton Road East, Liverpool L6 4EB

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A newly refurbished three storey, mid terrace five bedroomed HMO property. The property is currently let to 3 occupants at a rental of £16,100 per annum. We have been advised the further two rooms will be occupied by 20th May and this will bring the total annual income to approximately £25,000 per annum. The property benefits from double glazing and central heating.

Situated

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

Ground Floor

Two Letting Rooms, Communal Dining Area, Communal Kitchen.

Outside

Yard to the rear.

First Floor

Two Letting Rooms (with en-suites), Communal Bathroom/WC, Communal Shower Room/WC, Private Bathroom/WC, Utility Room.

Note

Sutton Kersh have not internally inspected this property. All details have been supplied by the vendor.

Epc Rating

D

Second Floor

One Letting Room.

Tenure

Freehold



Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

LOT
93

25 Ling Street, Liverpool L7 2QE

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,286.60 per annum

Situated

Off Holt Road in an established and popular residential location within walking distance to local amenities and schooling and within close proximity to Liverpool football Club. Liverpool city centre is approximately 2 miles away.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to rear.

Note

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



LOT
94

8 Redgrave Street, Liverpool L7 0ED

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,772 per annum.

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.

Ground Floor

Hall, Lounge, Dining room,
Kitchen, Bathroom/WC.

First Floor

Three Bedrooms.

Outside

Yard to Rear.

Note

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



LOT
95

Apt 42, 15 Victoria Street, Liverpool L2 5QS

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed third floor apartment benefiting from double glazing, electric storage heaters and secure entry system. The property is currently let by way of an Assured shorthold tenancy producing £6,600 per annum.

Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

Ground Floor

Main Entrance Hallway.

Third Floor

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

Note

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



LOT
96

86 Rodney Street, Birkenhead, Merseyside CH41 2SB

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

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 £5,385 per annum.

Situated

Rodney Street is a one way system through to Whetstone Lane (B5148) which in turn is off Borough Road (A552) close to local amenities including Birkenhead town centre and railway station.

Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear.

Note

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



LOT
97

Flat 10 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A four bedroomed duplex penthouse apartment situated over the third and fourth floor of The Lisbon Building benefiting from double glazing, electric storage heaters and secure entry system. The property is in good condition throughout and would be suitable for immediate investment purposes with the potential rental income being approximately £16,800 per annum

Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

Ground Floor

Main Entrance Hallway.

Third Floor

Hall, Open Plan Lounge/Kitchen, Bedroom, Box room, Bathroom/WC.

Fourth Floor

Two Bedrooms.



LOT
98

Flat 6 Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed second floor apartment situated in The Lisbon Building benefiting from double glazing and electric storage heaters. The flat is on the corner overlooking Victoria Street. The property is currently let by way of an Assured shorthold tenancy producing £8,400 per annum.

Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

Ground Floor

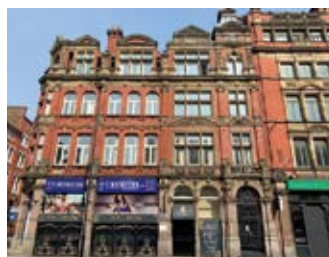
Main Entrance Hallway.

Second Floor

Flat Hall, Open Plan Lounge/
Kitchen, two Bedrooms,
Bathroom/WC.

Note

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



LOT
99

Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed first floor apartment situated in The Lisbon Building benefiting from double glazing, electric storage heaters and secure entry system. The property is currently let by way of an Assured shorthold tenancy producing £7,800 per annum.

Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

Ground Floor

Main Entrance Hallway.

First Floor

Flat Hall, Open Plan Lounge/
Kitchen, two Bedrooms,
Bathroom/WC.

Note

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



LOT
100

133 Knowsley Road, Bootle, Merseyside L20 4NJ

GUIDE PRICE **£70,000+***

MIXED USE

Description

A three storey double fronted mid terraced property comprising a ground floor retail unit together with a three bedroom flat above. The property benefits from double glazing, central heating, electric roller shutters and CCTV. It has previously been let at £8,400 per annum however there is potential to create a separate front or rear entrance to the flat to let out on a separate basis to increase rental return.

Situated

Fronting Knowsley Road in a popular and well established residential area close to local amenities and transport links. Approximately 6 miles from Liverpool city centre .

Ground Floor

Main Sales Area, two Rear Rooms

First Floor

Open Plan Lounge/Kitchen,
Bedroom, Bathroom/WC

Second Floor

Two Bedrooms

Outside

Rear Yard



LOT
101

19 Dunbar Street, Liverpool L4 5TS

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced property benefiting from partial double glazing and partial central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £6,760 per annum.

Situated

Off Church Road West which is in turn off County 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

Living Room, Dining Room,
Kitchen, Bathroom/WC

First Floor

Three Bedrooms

Outside

Yard to the rear



LOT
102

16 Sutcliffe Street, Liverpool L6 6AT

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bed mid terrace benefiting from central heating. Following modernisation the property would be suitable for investment purposes.

Situated

Off Boaler Street in a popular residential location.

Ground Floor

Hall, Through Lounge, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

Joint Agent

Entwistle Green



SOLD PRIOR



LOT
103

25 Chatterton Road, Liverpool L14 1PA

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property benefiting from double glazing, off road parking and sat on a good sized corner plot with front, side and rear gardens. The property requires a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for a family home, resale or investment purposes. There is potential to extend to the side and rear subject to any consents.

Situated

Off East Prescot Road in a popular and well established residential location within close proximity to local shopping amenities, Broadgreen Hospital, schooling, transport links and approximately 6 miles from Liverpool city centre.

Ground Floor

Hallway, Lounge, Kitchen, Cloakroom, WC

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom

Outside

Gardens to the front, Rear and side with off road parking.



LOT
104

39 Hayfield Street, Liverpool L4 0RU

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy agreement producing £5,639.76 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
105

5 Scorton Street, Liverpool L6 4AS

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from central heating and a single storey rear extension. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £5,639.76 per annum.

Situated

Off West Derby Road close to its junction with Lower Breck Road in a popular residential location, within close proximity to local shopping amenities and transport links, approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Front Living Room,
Rear Dining Room, Kitchen, Rear
Lobby, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.



LOT
106

75 Gray Street, Bootle, Merseyside L20 4RY

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A four bedroom HMO middle terraced property benefiting from double glazing and central heating. The property is in good order and suitable for immediate investment purposes. The property is fully HMO compliant. When let to 4 tenants at £85ppw the potential rental income is approximately £17,680.00 per annum.

Situated

Off Knowsley Road in a popular and well established residential location within easy access to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, one Letting Room,
Communal Lounge, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.



LOT
107

39 Scorton Street, Liverpool L6 4AS

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house which benefits from double glazing, central heating and a rear single storey extension. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £5,400.00 per annum.

Situated

Off West Derby Road close to its junction with Lower Breck Road in a popular residential location, within close proximity to local shopping amenities and transport links, approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Front Living Room,
Rear Dining Room, Kitchen, Rear
Hall, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.



LOT
108

46a August Road, Liverpool L6 4DF

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,640.00 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
109

52 Holmes Street, Liverpool L8 0RJ

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy agreement producing a rental of approximately £5,000.00 per annum.

Situated

Off Smithdown Road close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Living room, Kitchen.

First Floor

Bedroom, Bathroom/WC

Outside

Rear yard.



LOT
110

15 Whitby Street, Liverpool L6 4DH

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

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 producing £5,520.00 per annum.

Situated

Off Clifton Road East which in turn is off West Derby Road within close proximity to Tuebrook amenities, Newham Park, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Living Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to Rear.



LOT
111

42 Ripon Street, Liverpool L4 5UQ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

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 £5,639.76 per annum.

Situated

Off City Road in a popular residential location within easy reach of local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D



LOT
112

10 Stonehill Street, Liverpool L4 2QB

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

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 £4,776.00 per annum.

Situated

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

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.



LOT
113

156 Peel Road, Bootle, Merseyside L20 4LB

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been modernised and is currently let by way of an Assured Shorthold Tenancy agreement producing £5,639.76 per annum.

Situated

Fronting Peel Road within close proximity to local amenities, Schooling and transport links approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.



LOT
114

6 Burnand Street, Liverpool L4 0SH

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

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 £5,639.76 per annum.

Situated

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

Ground Floor

Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to the rear



LOT
115

Flat 110, Little Moss Hey, Liverpool L28 5RL

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed ground floor apartment benefiting from double glazing and central heating. The property is in good condition and currently let by way of an Assured Shorthold tenancy producing £6,000 per annum.

Situated

Off Haswell Drive which in turn is off Waterpark Drive within Stockbridge Village within close proximity of local amenities, schooling and the M57 motorway and approximately 6 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat Hall, Lounge, Kitchen/Diner, three Bedrooms, Bathroom/WC.

Joint Agent

Sid Vance



Outside

Rear Garden.



LOT
116

2 Meadow Street, Hyde, Cheshire SK14 1RA

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

A three storey four bedroom end terraced property benefitting from double glazing and central heating. We have been advised the property could be let as a HMO subject to gaining necessary consents.

Situated

Off Stockport Road (B6468) in a popular and well established residential location. Within walking distance to local amenities.

Ground Floor

Two Letting Rooms, Kitchen, Lounge, Bathroom/WC.

Tenure

Leasehold

First Floor

Three Letting Rooms, bathroom/WC.

Second Floor

One Further Letting Room, Shower Room.

EPC Rating

D.

Note

Sutton Kersh have not internally inspected the property.



LOT
117

175 Linacre Road, Liverpool L21 8JS

GUIDE PRICE **£65,000+***

MIXED USE

Description

A two storey mixed use end of terrace property comprising a ground floor retail unit together with a two bedroomed self-contained flat above accessed via a separate side entrance, benefitting from double glazing, electric roller shutters and there is also a covered yard to the rear which has previously been used as a garage. The retail unit is back to brick internally and is need of a full refurbishment scheme following which the potential income being in excess of £4,800 per annum. The flat has undergone a scheme of refurbishment to include electric heating and would be suitable for investment purposes with a potential income of £5,400 per annum.

Situated

Fronting Linacre Road in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Main Sales Area

First Floor

Flat Kitchen, Lounge, Shower/WC, two Bedrooms

Outside

Covered Rear Yard / Garage.



LOT
118

53 Hampden Street, Liverpool L4 5TY

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three 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 £5,639.88 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.



LOT
119

1 Park View Flats, Field Lane, Litherland, Liverpool L21 9LS

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed ground floor purpose-built apartment benefiting from double glazing, central heating, secure entry system and on road parking. The property is currently let by way of an Assured Shorthold tenancy producing £5,700 per annum.

Situated

Off Field Lane 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 Hall, Open plan Lounge/
Kitchen, two Bedrooms,
Bathroom/WC.

Joint Agent
Sid Vance



LOT
120

13 Kingsway Parade, Liverpool L36 2QA

GUIDE PRICE **£60,000+***

COMMERCIAL INVESTMENT

Description

A ground floor retail unit within a three storey mid terraced building. The property is currently trading as 'Kelly's Wines' and let by way of a 25 year lease commencing in 2021 producing a rental income of £7,000.00 per annum. The upper floors have been sold off separately and are not included within the sale.

Situated

Fronting Liverpool Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Kitchenette, WC



LOT
121

9 Bowden Street, Liverpool L21 8LL

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated

Off St. Marys Road in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.



LOT
122

129 Beatrice Street, Bootle, Merseyside L20 2ED

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good condition and would be suitable for investment purposes with a potential income in excess of £6,600 per annum.

Situated

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

Ground Floor

Vestibule, Hall, Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear yard.



LOT
123

70 Wellington Road, Wavertree, Liverpool L15 4JN

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

The property comprises of a three bedroomed maisonette over ground and first floor within a purpose built block. The property benefits from double glazing, central heating and gardens.

Situated

Fronting Wellington Road in a popular location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Flat Hall, Kitchen, Lounge

First Floor

Three Bedrooms, Bathroom, WC

Outside

Front and rear gardens.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
124

13 Dell Grove, Birkenhead, Merseyside CH42 1PN

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefiting from gardens front and rear and a driveway. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes.

Situated

Off New Chester Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Living Room, Kitchen/
Diner, Separate WC, Utility Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens front and rear, Driveway



LOT
125

68 Hahnemann Road, Liverpool L4 3SA

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid town house currently let by way of an Assured Shorthold Tenancy producing £5,520 per annum. The property benefits from double glazing and central heating. Once vacated the potential rental is £7,800pa.

Situated

Off Stuart Road in an established and popular residential location within easy reach of local amenities, schooling, Liverpool and Everton Football club and approximately 4 miles to Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen

First Floor

Three Bedrooms, bathroom/WC

Outside

Yard to the rear.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
126

33 Argyle Road, Garston, Liverpool L19 1RP

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A two-storey corner property which in the past has been used as a house and office. The property would be suitable for a number of uses to include conversion to flats or a HMO investment opportunity subject to any consents. If converted to provide a six bed HMO the potential rental income will be in excess of £30,000 per annum. The property benefits from partial double glazing and central heating and rear courtyard with storeroom.

Situated

On the corner of Argyle Road and Gladstone Road in a popular residential location within easy reach of Garston Village amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway,
Reception Room, two Office
Rooms, Kitchen

Joint Agent

Sid Vance



First Floor

Three Rooms, Kitchen,
Bathroom/WC

Outside

Yard to the rear

Tenure

Freehold



LOT
127

6 Cottesbrook Close, Liverpool L11 3AD

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroom end town house benefitting from double glazing, central heating, gardens and a driveway. Following a scheme of upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Off Utting Avenue East in a popular and well established residential location close to local amenities and schooling. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen (no fittings), Shower/
WC.

First Floor

Three Bedrooms.

Outside

Front and Rear Gardens,
Driveway.



LOT
128

76 Chatsworth Road, Rainhill, Prescot, Merseyside L35 8LQ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid town house benefitting from double glazing and central heating, driveway and gardens. Following a scheme of upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Off Longton Lane in a popular residential location close to local amenities, schooling and transport links and approximately 1.5 miles from Prescot town centre.

Ground Floor

Porch Entrance, Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Driveway, Front and Rear Gardens.



LOT
129

19 Downside Close, Bootle, Merseyside L30 5QX

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid town house benefitting from double glazing, electric heating, front and rear gardens. Following a scheme of upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Off Eden Vale in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Open Plan Lounge/Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.



LOT
130

60 Bartlett Street, Liverpool L15 0HN

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation if let to 2 individuals at £85 pppw the potential income being in excess of £8,840 per annum.

Situated

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

Ground Floor

Through Lounge/Dining Room,
Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.



LOT
131

54 Sutcliffe Street, Liverpool L6 6AT

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroom end of terrace house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum. Alternatively if let to 3 individuals at £85 pppw the potential rental income would be approximately £13,260.00 per annum.

Situated

Off Boaler Street 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

Hall, Living Room, Dining Room,
Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to rear.



LOT
132

14 Cowley Hill Lane, St. Helens, Merseyside WA10 2AB

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three storey six bedroomed HMO property benefiting from double glazing, central heating and two parking spaces to the rear. The property is fully HMO compliant and is currently fully let by way of Assured Shorthold Tenancy agreements producing £25,320.00 per annum including all bills.

Situated

Fronting Cowley Hill Lane in a popular location within St Helens town centre, close to local amenities and transport links.

Ground Floor

Hall, Communal Kitchen, Utility Room, two Letting Rooms.

First Floor

Two Letting Rooms, two Bathrooms/WC.

Second Floor

Two Letting Rooms.

Outside

Yard to the rear, two parking spaces.



LOT
133

130 Queens Drive, Walton, Liverpool L4 6XD

GUIDE PRICE **£110,000+***

MIXED USE

Description

The subject premises consists of a traditionally built three storey mixed use premises under a tiled pitched roof. The ground floor commercial unit was previously used as a newsagents, and there is a four bedroom flat above. Internally, the ground floor comprises linoleum tiled flooring, suspended ceilings incorporating recessed lighting throughout and benefits from a double glazed aluminium framed frontage, WC and storage facilities and electric roller shutters. The upper floors consists of a four bedroom self contained flat consisting of a living room, kitchen, and three bedrooms on the first floor with a further double bedroom on the second floor. There is also a yard to the rear with manual roller shutters. The potential rental income when fully let is approximately £15,000 per annum.

Situated

The property is prominently located fronting Queens Drive Walton (A5058) and close to its junction on Walton Hall Avenue (A580). The immediate surrounding area comprises an established commercial parade located in and around the junction itself. The general location is predominantly residential in character with a high density of terraced housing and semi-detached properties. The property benefits from excellent transport links to provide easy access to Liverpool city centre which is approximately 4 miles away and its suburban district centres and the regional motorway networks (M57 & M62)



Ground Floor

Shop – 37.16 sq.m (399.99 sq.ft)

Second Floor

Further Double Bedroom

Tenure

Freehold

Joint Agent

SK Real Estate



First Floor

Living Room, Kitchen, three Bedrooms

Outside

Rear Yard.

Note

Sutton Kersh have not inspected the outside WC.



Description

A two bedroom end of terrace character cottage requiring refurbishment and offering the potential for reconfiguration of the existing accommodation subject to any requisite consents. The cottage is situated just off the pretty village green in the rural hamlet of Burras, having the benefit of an enclosed front garden, residents car parking and being readily commutable to the nearby towns of Helston, Redruth, the Cornish coastline and in turn the A30.

Situated

Burras is a rural hamlet situated midway between the major towns of Helston and Redruth, in reasonable driving distance of the major transport links, educational facilities and shops. There are country and riverside walks on your doorstep, with the beaches of both the north and south coasts within a 10 mile drive.

Ground Floor

Entrance porch, sitting room, kitchen.

First Floor

Landing, two bedrooms and bathroom.

Outside

Front garden with wooden shed and a pedestrian pathway giving access to the rear of the property.

Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.



General view of building



Description

A two bedroom second floor apartment benefitting from double glazing, electric heating, lift access, a balcony and an allocated parking space. The property would be suitable for owner occupation or residential lettings purposes.

Situated

Fronting Millennium Walkway in a popular location close to local amenities, shopping and transport links.

Ground Floor

Communal Entrance, Lift,
Security Entry System.

Second Floor

Flat Entrance Hallway, Two
Bedrooms (one with en suite),
Bathroom/WC, Lounge/Kitchen,
Balcony.

Outside

Allocated Parking Space.

EPC Rating

C.





Description

A charming two bedroom single storey fisherman's cottage situated in the heart of the ever popular fishing village of Mousehole, being offered to the market for the first time in over 40 years. The property would lend itself, subject to any requisite consents, to further extension and reconfiguration of the existing accommodation whilst still retaining good sized landscaped gardens. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

The traditional fishing village of Mousehole retains an unspoilt character and has a rich and colourful history, ideally positioned for access to the magical West Cornwall scenery with its mixture of sandy beaches, rugged coastline and wide expanses of open countryside.

Ground Floor

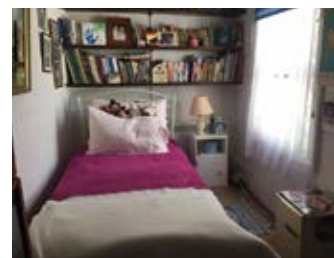
Entrance hall, sitting room, two bedrooms, shower room, kitchen accessed externally from the sun room and a useful utility/store room.

Outside

The beautifully terraced and landscaped gardens are a particular feature of the cottage comprising lawns, patio seating areas, greenhouse and garden shed.

Viewings

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



General view of building



Description

A two bedroom (master en-suite) attached bungalow with parking and communal gardens, being well presented throughout and having the benefit of the remainder of a 999 year lease. The property is likely to be of interest to both owner occupiers and residential lettings investors with a forecast rental income of circa £800pcm/£9,600pae. Cash buyers only.

Situated

The village of Bugle is circa four miles from St Austell, with local shops, primary school, public house and garage, while St Austell offers further facilities and amenities with the recently regenerated town centre with an array of retail outlets and a cinema, public transport and mainline railway station

Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room, master bedroom with en-suite shower room, bedroom two and family bathroom.

Outside

Communal gardens, residents parking and patio seating area.

Viewings

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

EPC Rating

E





Description

A three bedroom mid terraced house situated in the Chelston area of Torquay. Whilst in need of complete refurbishment the property offers good sized living accommodation and generous front and rear gardens, with residents parking on street.

Situated

Chelston is a popular residential location with a full range of local amenities including supermarkets, shops, retail park, educational facilities for all ages and Torbay Hospital, with excellent public transport links and the main commuter links in and out of Torbay being within easy access.

Ground Floor

Entrance hall, lounge/diner, kitchen.

First Floor

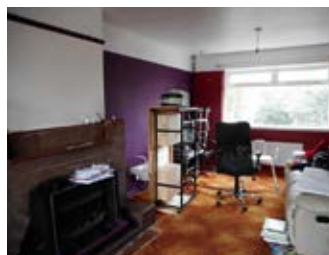
Landing two double and one single bedroom, bathroom and separate WC.

Outside

Front and rear gardens, being mainly laid to lawn and a useful garden store.

Viewings

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



LOT
139

4 Dinham Road, Exeter EX4 4EE

GUIDE PRICE **£250,000–£300,000***

VACANT RESIDENTIAL



Description

A sizeable four bedroom, double fronted, four storey end of terrace period town house, retaining a wealth of character features and having the benefit of a rear enclosed courtyard garden. The property while in need of a programme of refurbishment would lend itself to either an enviable city centre family home, or subject to any requisite consents for conversion into a number of residential units, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.

Situated

Dinham Road is situated in the heart of the cathedral city of Exeter, accessible to all facilities including shops, restaurants, public houses and all major facilities in the city including both St Davids and Exeter Central railway stations and the University of Exeter. Readily commutable to the M5/A30/A38 road networks and Exeter Airport.

Ground Floor

Entrance vestibule, hallway, sitting room and dining room.

Lower Ground Floor

Utility room, large store room, kitchen and access to the garden.

First Floor

Landing, shower room, two double bedrooms.

Second Floor

Landing, two further double bedrooms and store room.

Outside

Enclosed rear courtyard garden. Residents permit parking is also available.



Viewings

Strictly by prior appointment with Fulfords Paris Street 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.





General view of building

Description

A one bedroom first floor apartment with an allocated parking space, situated in proximity of the city centre of Truro. The property was converted to a high specification four years ago and has since been a successful residential lettings venture currently let on an AST generating £595pcm/£7,140pae. The property is to be sold with the benefit of a 999 year lease and a 1/5 share of the freehold and management company.

Situated

The cathedral city of Truro offers a vast selection of boutique and bespoke shops, restaurants, bars and cafés, with excellent public transport links, a mainline railway station and readily commutable to the A30/A39/A390 road networks.

Ground Floor

Entry phone system. Communal hallway with stairs rising to the first floor.

First Floor

Flat 3 Open plan lounge/kitchen/diner with integrated appliances, bedroom and shower room.

Outside

Allocated parking space.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.





Description

A ground floor apartment situated in proximity of Torquay town centre with good sized living accommodation comprising sitting room, kitchen/diner, utility, master bedroom with en-suite shower room, second bedroom, bathroom and rear garden. The property is currently let and generating an income of £725pcm/£8,700pae.

Situated

Torquay is situated on the South Devon coast in the borough of Torbay, with a vibrant town centre offering a wide variety of shopping, educational and leisure facilities, sandy beaches and marina.

Ground Floor

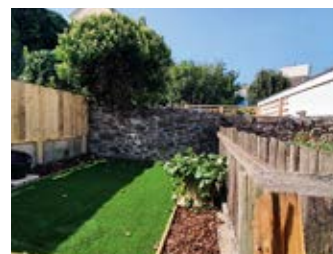
Communal entrance hall. Flat 1: Entrance hall, sitting room, kitchen/diner, utility room, master bedroom with en-suite shower room, bedroom two and bathroom.

Outside

Enclosed rear courtyard style garden.

Viewings

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





Description

A three bedroom mid terrace house requiring a programme of refurbishment throughout. The property offers the potential for reconfiguration to create four bedrooms, subject to any requisite consents, in this popular residential lettings location.

Situated

Clarence Place is situated in Morice Town, on the edge of the popular location of Stoke village, offering a range of shopping and leisure facilities and in proximity of the recently regenerated Devonport area of the city, with regular public transport links available in to the city centre and Cornwall via the Torpoint Ferry.



Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room

Lower Ground Floor

Cellar

First Floor

Landing, three bedrooms and shower room.

Outside

Enclosed rear courtyard style garden.

Viewing

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





General view of building

Description

A one bedroom ground floor apartment with an allocated parking space, situated in proximity of the city centre of Truro. The property was converted to a high specification four years ago and has since been a successful residential lettings venture currently let on an AST generating £595pcm/£7,140pae. The property is to be sold with the benefit of a 999 year lease and a 1/5 share of the freehold and management company.

Situated

The cathedral city of Truro offers a vast selection of boutique and bespoke shops, restaurants, bars and cafés, with excellent public transport links, a mainline railway station and readily commutable to the A30/A39/A390 road networks.

Ground Floor

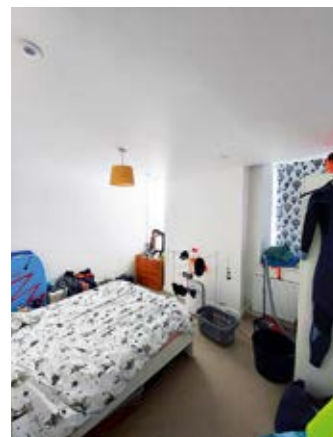
Entry phone system and communal hallway.
Flat 1 Open plan lounge/kitchen/diner with integrated appliances, bedroom and shower room.

Outside

Allocated parking space.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.





Description

A deceptively spacious and versatile split level property with accommodation currently arranged over three floors. Whilst in need of refurbishment, the property offers tremendous potential for reconfiguration of the existing accommodation along with the potential for further extension/development within the curtilage, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council Planning Department.

Situated

Paignton is situated in the heart of the English Riviera between Torquay and Brixham. Local amenities include a water park, several sandy beaches, a cinema complex, shopping and educational facilities.

Ground Floor

Entrance hall, sitting room, bedroom one, second reception room, dual aspect study/play room.

Lower Ground Floor

Kitchen, dining room, utility/sun room, shower room.

First Floor

Landing, three further rooms.

Outside

Good sized gardens of circa 0.169 acres with patio, lawns, garden shed and on drive parking.

Viewings

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





Description

A well-proportioned three double bedroom end of terrace house requiring refurbishment. The property is situated in an established residential area on the outskirts of Torquay and has the benefit of on drive parking and an enclosed rear garden.

Situated

East Pafford Avenue is situated on the outskirts of Torquay, in a well-established residential/lettings area having a selection of local shops, primary school and children's play park nearby, with further facilities and amenities available in the town centre, along with a range of sandy beaches, marina and coastal walks with excellent access routes to the A38 and M5.

Ground Floor

Entrance hall, sitting room, kitchen/diner, rear lobby and WC.

First Floor

Landing, three double bedrooms and shower room.

Outside

On drive parking and enclosed rear garden with decked seating area, raised pond and patio.

Note

The property is to be sold as seen and will not be cleared.

Viewings

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





Description

A vacant one bedroom first floor flat requiring minor updating, having the benefit of its own private entrance from ground floor level and use of the shared courtyard. We understand that the current lease is for 99 years from 1980 and therefore is suitable to cash purchasers only.

Situated

Providence Street is a popular residential/student lettings area in Greenbank, in close proximity to Plymouth University, the city centre and with excellent public transport links throughout the city, readily commutable to the A38 and the mainline railway station.

Ground Floor

Entrance hall with stairs rising to the first floor.

First Floor

Landing, hallway, cloakroom, sitting room, rear lobby with access to the kitchen, bedroom and bathroom.

Outside

Use of the communal courtyard.

Viewings

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





Description

A four bedroom detached dormer bungalow requiring some updating, having the benefit of front and rear gardens, decked seating area parking and garage. The property is situated on the rural fringes of the popular village of St Columb and offers spacious living accommodation on the ground floor, with two bedrooms and bathroom to the first floor.

Situated

The village of St Columb Road is situated within a mile of the A30 and neighbouring villages of Fraddon and Indian Queens, catering well for day to day needs and educational facilities, with the glorious beaches and Newquay circa 8 miles. St Columb Road rail station is on the branch line from Par to Newquay connecting with London Paddington.

Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room, rear porch and two bedrooms.

First Floor

Landing, two further bedrooms and family bathroom.

Outside

Good sized front and rear gardens, with decked seating area and views over the surrounding countryside from the front of the property, parking and garage.

Viewings

Strictly by prior appointment only with Miller Countrywide Newquay 01637 871242. General enquiries Countrywide Property Auctions 01395 275691.



General view of building



Description

A two bedroom second floor apartment conveniently situated for Honiton town centre and having the benefit of communal gardens, residents parking, private gated access to the High Street and a lift to all floors. Whilst the apartment is occupancy restricted to over 55s, there is no restriction on ownership and the estimated current rental income is circa £650pcm/£7,800pae. Kings Gardens also offers guest suites to visiting relatives and a residents lounge with entertainment and activities.

Situated

Honiton is a lively market town on the edge of the Blackdown Hills, an area of outstanding natural beauty. Honiton offers a wide range shops and restaurants, public swimming pool, doctors surgery, local schools, and local supermarkets. As well as excellent transport links to London Waterloo and with easy access on to the A30 and M5.

Ground Floor

Communal entrance hall, residents lounge and lift access to all floors.

Second Floor

36: Entrance hall, lounge/diner with rural views over the townscape, kitchen, two bedrooms and bathroom.

Outside

Communal gardens and residents parking.

Viewings

Strictly by prior appointment only with Fulfords Honiton 01404 44744. General enquiries Countrywide Property Auctions 01395 275691.





Description

A prominently located Freehold three storey commercial property enjoying a corner position in the heart of St Ives town centre. The property currently operates as a retail/shop unit of circa 14 square metres on the ground floor, with the upper floors used as treatment/therapy rooms, let as a whole on an ad hoc basis and generating an income of £200 per week/£10,400 pae to a long term tenant.

Situated

Chapel Street is situated in the heart of the vibrant town centre of St Ives, offering a wide range of art galleries, cafes, restaurants, boutique shops and high street brands. With five sandy beaches and stunning coastal paths, along with a working harbour St Ives continues to be one of the most popular tourist destinations within the UK.

Ground Floor

Main shop area, hallway, room 2, cloakroom.

First Floor

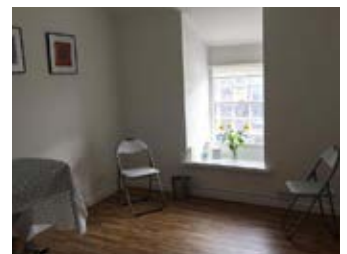
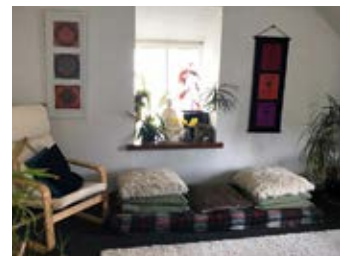
Landing, room three, kitchen.

Second Floor

Landing, room four, room five.

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.





Description

A spacious three bedroom, three reception room, mid terrace property requiring modernisation set in a popular residential location, in proximity of the town centre, railway station and education facilities catering for all age groups. Cash purchasers only due to mundic construction. The property is sold as seen and will not be cleared.

Situated

Camborne town centre offers a comprehensive range of shopping and leisure facilities, with a mainline railway station and excellent access to the A30 and nearby beaches.

Ground Floor

Entrance porch, hallway, sitting room, dining room, breakfast room, kitchen and pantry.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Outside

Front and rear gardens being mainly laid to lawn, outbuilding and garage to the rear.

Viewings

Strictly by prior appointment with Miller Countrywide Camborne 01209 710303. General enquiries Countrywide Property Auctions 01395 275691.





Description

Land with planning for two × three bedroom detached houses, enclosed rear gardens backing on to open countryside and parking in the sought after hamlet of Lower Dean. The planning permission in place is for 'intermediate affordable' dwellings which can be sold or let at 80% of market value. Planning: A Grant of Conditional Planning Permission was issued by Dartmoor National Park Authority, under application number 0531/20, on the 29th March 2021 for 'Construction of two three bed 'intermediate affordable' dwellings, associated parking and turning, 1 Cross View, Dean Prior'. Interested parties must make and rely upon their own planning enquiries of Dartmoor National Park Authority.

Situated

Lower Dean is an ancient hamlet settlement conveniently located adjacent to the A38 at the mid-way point between Plymouth and Exeter. It lies on the south east boundary of Dartmoor National Park circa half a mile from the town of Buckfastleigh.



Proposed Accommodation Per Unit

Ground Floor

Entrance hall, cloakroom/WC, kitchen, living room.

First Floor

Landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom.

Outside

Gardens and two parking spaces per plot.

Viewings

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

Note

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

Utilities

We understand that the site provides easy access to all main utility services, with the electricity supply terminating within the site boundary. Quotations for the connection of all utility services are supplied within the legal pack.

LOT
152

Apartment 83 The Reach, 39 Leeds Street, Liverpool L3 2DB

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A third floor two bedroomed furnished apartment benefiting from a balcony, double glazing, electric heating and 24 hour concierge. The property would be suitable for immediate occupation or investment purposes with a potential income of in excess of £8,340.00 per annum.

Situated

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

Ground Floor

Main Entrance Hallway.

Third Floor

Apartment Hall, Open plan

Lounge/Kitchen, two Bedrooms,
Bathroom/WC.

Tenure

Leasehold

SOLD PRIOR



LOT
153

14 Ingleton Road, Mossley Hill, Liverpool L18 1HJ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from partial double glazing. Following a scheme of modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated

Off Alverstone Road which is in turn off Penny Lane, in a sought after location within close proximity to the popular Allerton Road amenities, schooling, transport links and approximately 6 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Dining Room,
Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Courtyard to rear.

EPC Rating

G.



Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

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

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

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.2 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;		G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(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:
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 is liable to pay interest; and
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.	G5	TRANSFER		(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;
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:	G5.1	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.
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(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:
G1.8	(b) the SELLER is to leave them at the LOT.		(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;
	The BUYER buys with full knowledge of		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 DOCUMENTS, whether or not the BUYER has read them; 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 physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		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.
G1.9	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.		(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	ARREARS
G2	Deposit		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
G2.1	The amount of the deposit is the greater of:		(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.
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and			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.
G2.2	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).			G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
	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	COMPLETION	Part 2 – BUYER to pay for ARREARS	
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3	Between CONTRACT and COMPLETION		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.	G11.5	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.
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		G6.3 Payment is to be made in pounds sterling and only by	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.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	Part 3 – BUYER not to pay for ARREARS	
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
G3.2	If the SELLER is required to insure the LOT then the SELLER		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.		(a) so state; or
	(a) must produce to the BUYER on request all relevant insurance details;		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.
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		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:
	(c) gives no warranty as to the adequacy of the insurance;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(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;				(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);
	(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				(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;
	(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;				(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;
	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).				(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
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.				(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.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.			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.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.			G12	Management
G4	Title and identity			G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
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.			G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:			G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.				(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
	(b) If the 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.				(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
	(c) If title is in the course of registration, title is to consist of:				(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.
	(i) certified copies of the application for registration of title				

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

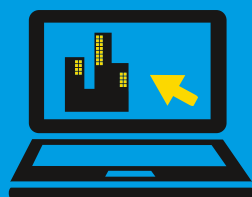
No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

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

Working with



**Beresford
Adams**