

property auction

Registration closes promptly at
12pm on **Wednesday 25 May**
and you must be pre-registered
before this time in order to bid

Thursday 26 May 2022
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2022 Auction Dates

Auction

Thursday 17th February
Thursday 7th April
Thursday 26th May
Thursday 14th July
Thursday 8th September
Thursday 20th October
Thursday 8th December

Closing

Friday 21st January
Friday 11th March
Friday 29th April
Friday 17th June
Friday 12th August
Friday 23rd September
Friday 11th November

0151 207 6315
auctions@suttonkersh.co.uk

Welcome



Welcome to our third sale in this our 2022 series of auctions, which as usual will start at 12 noon prompt!

Live streamed once again with Auctioneer Andrew Binstock at the helm who has this year sold in excess of £20m of property in our previous two sales.

May looks like continuing this run of success with over 100 properties to go under the hammer and a great variety of lots to suit all tastes and budgets.

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

LOT 3 44 Crossford Road, Liverpool L14 9QU

VACANT RESIDENTIAL

Guide price £150,000+

LOT 12 24 Castle Street, Bolton BL2 1AA

VACANT RESIDENTIAL

Guide price £90,000+

LOT 61 66 Windsor Road, Tuebrook,

Liverpool L13 8BD

VACANT RESIDENTIAL

Guide price £70,000+

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.

Cathy Holt MNAEA MNAVA

Associate Director

107 lots available

50+

vacant
residential

30+

residential
investment

5

vacant
commercial

3

development
opportunities

2

commercial
investment

6

mixed
use

4

land

1

ground rents

Highlights



44 Crossford Road, Liverpool
L14 9QU



24 Castle Street, Bolton BL2 1AA



66 Windsor Road, Tuebrook,
Liverpool L13 8BD

2022 – our year in numbers

YEAR TO DATE

171 lots sold
£21.1m raised
83% success

JAN

FEB

80 lots sold
£10.4m raised
80% success

MAR

APR

91 lots sold
£9.7m raised
86% success

MAY

JUN

Thursday 14 July
Closing Friday 17 June

JUL

AUG

Thursday 8 September
Closing Friday 12 August

SEPT

OCT

Thursday 20 October
Closing Friday 23 September

NOV

DEC

Thursday 8 December
Closing Friday 11 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 towards the rear of this catalogue.
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 Buyer's 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.

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 (full details can be found at the rear of the current catalogue). 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.



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www.mslendinggroup.co.uk

0161 823 7993



Order of sale **Thursday 26 May 2022**

For sale by public auction unless sold prior or withdrawn

1	6 Crocus Street, Liverpool L5 7RU	£25,000+*
2	36 City Road, Liverpool L4 5TE	£70,000+*
3	44 Crossford Road, Liverpool L14 9QU	£150,000+*
4	47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX	£110,000+*
5	67 Gray Street, Bootle, Merseyside L20 4RY	£55,000+*
6	145 Walton Village, Liverpool L4 6TG	£25,000+*
7	26 Ulster Road, Old Swan, Liverpool L13 5SS	£70,000+*
8	32 Byng Road, Liverpool L4 8TW	£100,000+*
9	Ground Rent Investment, Orchard House, 52–60 Pensby Road, Heswall CH60 7RE	£17,500+*
10	75 North Seaton Road, Ashington, Northumberland NE63 0AG	£40,000+*
11	42–44 Rice Lane, Liverpool L9 1DD	£200,000+*
12	24 Castle Street, Bolton BL2 1AA	£90,000+*
13	403/403a Convamore Road, Grimsby, South Humberside DN32 9PD	£55,000+*
14	Land adjacent to 61 Harebell Street, Liverpool L5 7RL	£25,000+*
15	52 Pickwick Street, Liverpool L8 5TW	£110,000+*
16	52 Gordon Drive, Knotty Ash, Liverpool L14 7PY	£100,000+*
17	69a Whitney Road, Liverpool L25 5LT	£60,000+*
18	25 Milverton Street, Liverpool L6 6AU	£55,000+*
19	101 William Street, Sheffield S10 2BZ	£235,000+*
20	83 Norton Street, Bootle, Merseyside L20 4PJ	£60,000+*
21	29 Station Road, Thurnscoe, Rotherham, South Yorkshire S63 0JR	£45,000+*
22	14 Croft End, St. Helens, Merseyside WA9 3RB	£55,000+*
23	7 Woodhey Road, Liverpool L19 3QJ	£130,000+*
24	85a Cog Lane, Burnley, Lancashire BB11 5BG	£60,000+*
25	9 Woolton Road, Garston, Liverpool L19 5ND	£240,000+*
26	44 Church Road, Stanley, Liverpool L13 2BA	£220,000+*
27	121 Prescot Road, Fairfield, Liverpool L7 0LB	£200,000+*
28	Apartment 1308, Park Central, 11 Jesse Hartley Way, L3 0AZ	£110,000+
29	2 Tancred Road, Anfield, Liverpool L4 0RT	£200,000+*
30	Land at Long Causeway, Sheffield S10 4QZ	£17,500+*
31	7b Gainsborough Road, Liverpool L15 3HU	£135,000+*
32	Apt 805 The Tower, 19 Plaza Boulevard, Liverpool L8 5AD	£67,500+*
33	4 Newcombe Street, Liverpool L6 5AW	£80,000+*
34	170 Hereford Drive, Bootle, Merseyside L30 1QZ	£75,000+*
35	4 Manningham Road, Liverpool L4 2UG	£50,000+*
36	38 Brainerd Street, Liverpool L13 7EH	£100,000+*
37	42 Morecambe Street, Liverpool L6 4AX	£55,000+*
38	6 April Grove, Liverpool L6 4BU	£50,000+*
39	277 Longmoor Lane, Liverpool L9 9BY	£110,000+*
40	121 Alderson Road, Wavertree, Liverpool L15 1HG	£95,000+*
41	69–71 Stafford Street, Stoke-on-Trent ST1 1LW	£270,000+*
42	Car Park, Weaver Street, Stoke-on-Trent ST1 4HS	£85,000+*
43	Flats A & B, 26 Langdale Street, Bootle, Merseyside L20 3BX	£85,000+*
44	Flats 1 and 2, 38 Kremlin Drive, Liverpool L13 7BY	£75,000+*
45	17 Utting Avenue, Liverpool L4 7UN	£50,000+*
46	Unit 70, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£33,000+*
47	1 Cambridge Road, Bamber Bridge, Preston PR5 6LR	£85,000+*
48	87 Princes Gardens, Highfield Street, Liverpool L3 6LH	£70,000+*
49	73 Beatrice Street, Bootle, Merseyside L20 2EG	£60,000+*
50	155 Cleveland Street, Birkenhead, Merseyside CH41 3QD	£50,000+*
51	373 West End Road, Haydock, St. Helens, Merseyside WA11 0AX	£115,000+*
52	50 Lancaster Street, Walton, Liverpool L9 1BQ	£65,000+*
53	283 Lower Breck Road, Liverpool L6 0AF	£70,000+*
54	30 & 32 Balmoral Road, Fairfield, Liverpool L6 8NF	£350,000+*
55	48 Brook Vale, Waterloo, Liverpool L22 3YB	£125,000+*

56	169 & 169a Westminster Road, Liverpool L4 4LR	£60,000+*
57	Flats 1–3, 173 Westminster Road, Liverpool L4 4LR	£80,000+*
58	3b Buckingham Road, Tuebrook, Liverpool L13 8AY	£15,000+*
59	Car Park Spaces 3 & 4 City Gate, Oldham Street, Liverpool L1 2SU	£20,000+*
60	32 Townsend Lane, Anfield, Liverpool L6 0BA	£70,000+*
61	66 Windsor Road, Tuebrook, Liverpool L13 8BD	£70,000+*
62	11 Ellet Grove, Liverpool L6 4AB	£90,000+*
63	62 Morecambe Street, Liverpool L6 4AX	£45,000+*
64	89 Windsor Road, Tuebrook, Liverpool L13 8BB	£135,000+*
65	44 Rossett Street, Liverpool L6 4AW	£50,000+*
66	11 Dial Street, Kensington, Liverpool L7 0EH	£70,000+*
67	14 Hawthorne Road, Bootle, Merseyside L20 2DN	£100,000+*
68	17 Jamieson Road, Wavertree, Liverpool L15 3JD	£90,000+*
69	36 Belfast Road, Liverpool L13 5SR	£55,000+*
70	321 City Quay, Ellerman Road, Liverpool L3 4FH	£75,000+*
71	95 Townsend Avenue, Norris Green, Liverpool L11 8NA	£85,000+*
72	Flat 70, Coopers Court, Church Road, London W3 8PN	£260,000+*
73	64 Bagot Street, Liverpool L15 0HT	£65,000+*
74	9 Primrose Court, Huyton, Liverpool L36 8DH	£50,000+*
75	73 Eaton Road North, West Derby, Liverpool L12 7JN	SOLD PRIOR
76	39 Leighton Road, Birkenhead, Merseyside CH41 9DY	£50,000+*
77	12 Harrowbeer Mews, Yelverton, Devon PL20 6WE	£125,000+*
78	Lodge 28, Whitsand Bay Holiday Park, Millbrook, Cornwall PL10 1JZ	£145,000+*
79	34–35 Nancherrow Terrace, St. Just, Penzance, Cornwall TR19 7LA	£450,000+*
80	130 Withycombe Village Road, Exmouth, Devon EX8 3AN	£350,000+*
81	17 Merlin Haven, Wotton-under-edge, Gloucestershire GL12 7BA	£380,000+*
82	15 Coinagehall Street, Helston, Cornwall TR13 8ER	WITHDRAWN*
83	Land adj Tremeer Town Cottage, St. Clether, Cornwall PL15 8QJ	£50,000–£75,000*
84	205 Central Park Towers, Central Park Avenue, Plymouth PL4 6NE	£20,000+*
85	1 Market Street, Dartmouth, Devon TQ6 9QE	£450,000+*
86	23 Marlborough Street, Plymouth PL1 4AE	£200,000+*
87	2 Tre-pol-pen, Street-an-pol, St. Ives, Cornwall TR26 2DS	£325,000+*
88	Land at Smythen Farm (Bountree), Berrynarbor, Ilfracombe EX34 9TB	£150,000–£175,000*
89	Former Public Conveniences, Callington Road, Saltash, PL12 6LW	£30,000+*
90	3 Chilecito Villas, Fore Street, Lelant, St. Ives, Cornwall TR26 3EN	£250,000+*
91	123 Kingsheath Avenue, Liverpool L14 2DQ	SOLD PRIOR
92	545 Southport Road, Bootle, Merseyside L20 0DE	SOLD PRIOR
93	34 Andrew Street, Liverpool L4 4DT	SOLD PRIOR
94	7 Channell Road, Fairfield, Liverpool L6 6DD	SOLD PRIOR
95	30 Holbeck Street, Liverpool L4 2UT	SOLD PRIOR
96	82 Handfield Street, Liverpool L5 6PF	SOLD PRIOR
97	16 Seaford Close, Liverpool L31 2JS	SOLD PRIOR
98	62 Rydal Street, Liverpool L5 6QS	£55,000+*
99	32 Larkhill Lane, Clubmoor, Liverpool L13 9BL	£165,000+*
100	53 Warbreck Avenue, Liverpool L9 8DJ	£60,000+*
101	32 Mansell Road, Liverpool L6 6AZ	SOLD PRIOR
102	32 Winslow Street, Liverpool L4 4DJ	£45,000+*
103	36 Grantham Street, Liverpool L6 6BX	£60,000+*
104	4 Sandringham Court, Southport, PR9 0BH	£40,000+*
105	30 Euston Street, Liverpool L4 5PR	£70,000+*
106	213 Queens Drive, Walton, Liverpool L4 6SQ	£60,000+*
107	1 Mercer Drive, Liverpool L4 4QQ	£55,000+*

Order of sale by type

Commercial investment

- 41 69–71 Stafford Street, Stoke-on-Trent ST1 1LW
- 42 Car Park, Weaver Street, Stoke-on-Trent ST1 4HS

Development opportunities

- 82 15 Coinagehall Street, Helston, Cornwall TR13 8ER
- 83 Land adj Tremere Town Cottage, St. Clether, Cornwall PL15 8QJ
- 89 Former Public Conveniences, Callington Road, Saltash, PL12 6LW

Ground rents

- 9 Ground Rent Investment, Orchard House, 52–60 Pensby Road, Heswall CH60 7RE

Land

- 14 Land adjacent to 61 Harebell Street, Liverpool L5 7RL
- 30 Land at Long Causeway, Sheffield S10 4QZ
- 59 Car Park Spaces 3 & 4 City Gate, Oldham Street, Liverpool L1 2SU
- 88 Land at Smythen Farm (Bountree), Berryarbor, Ilfracombe EX34 9TB

Mixed use

- 2 36 City Road, Liverpool L4 5TE
- 4 47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX
- 39 277 Longmoor Lane, Liverpool L9 9BY
- 85 1 Market Street, Dartmouth, Devon TQ6 9QE
- 86 23 Marlborough Street, Plymouth PL1 4AE
- 87 2 Tre-pol-pen, Street-an-pol, St. Ives, Cornwall TR26 2DS

Residential investment

- 8 32 Byng Road, Liverpool L4 8TW
- 13 403/403a Convamore Road, Grimsby, South Humberside DN32 9PD
- 15 52 Pickwick Street, Liverpool L8 5TW
- 17 69a Whitney Road, Liverpool L25 5LT
- 18 25 Milverton Street, Liverpool L6 6AU
- 22 14 Croft End, St. Helens, Merseyside WA9 3RB
- 24 85a Cog Lane, Burnley, Lancashire BB11 5BG
- 25 9 Woolton Road, Garston, Liverpool L19 5ND
- 32 Apt 805 The Tower, 19 Plaza Boulevard, Liverpool L8 5AD
- 33 4 Newcombe Street, Liverpool L6 5AW
- 36 38 Brainerd Street, Liverpool L13 7EH
- 38 6 April Grove, Liverpool L6 4BU
- 43 Flats A & B, 26 Langdale Street, Bootle, Merseyside L20 3BX
- 44 Flats 1 and 2, 38 Kremlin Drive, Liverpool L13 7BY
- 46 Unit 70, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 47 1 Cambridge Road, Bamber Bridge, Preston PR5 6LR
- 48 87 Princes Gardens, Highfield Street, Liverpool L3 6LH

- 49 73 Beatrice Street, Bootle, Merseyside L20 2EG
- 51 373 West End Road, Haydock, St. Helens, Merseyside WA11 0AX
- 54 30 & 32 Balmoral Road, Fairfield, Liverpool L6 8NF
- 57 Flats 1–3, 173 Westminster Road, Liverpool L4 4LR
- 62 11 Ellet Grove, Liverpool L6 4AB
- 63 62 Morecambe Street, Liverpool L6 4AX
- 65 44 Rossett Street, Liverpool L6 4AW
- 70 321 City Quay, Ellerman Road, Liverpool L3 4FH
- 74 9 Primrose Court, Huyton, Liverpool L36 8DH
- 76 39 Leighton Road, Birkenhead, Merseyside CH41 9DY
- 84 205 Central Park Towers, Central Park Avenue, Plymouth PL4 6NE
- 91 123 Kingsheath Avenue, Liverpool L14 2DQ
- 95 30 Holbeck Street, Liverpool L4 2UT
- 97 16 Seaford Close, Liverpool L31 2JS
- 99 32 Larkhill Lane, Clubmoor, Liverpool L13 9BL
- 100 53 Warbreck Avenue, Liverpool L9 8DJ
- 102 32 Winslow Street, Liverpool L4 4DJ

Vacant commercial

- 10 75 North Seaton Road, Ashington, Northumberland NE63 0AG
- 11 42–44 Rice Lane, Liverpool L9 1DD
- 27 121 Prescott Road, Fairfield, Liverpool L7 0LB
- 45 17 Utting Avenue, Liverpool L4 7UN
- 56 169 & 169a Westminster Road, Liverpool L4 4LR

Vacant residential

- 1 6 Crocus Street, Liverpool L5 7RU
- 3 44 Crossford Road, Liverpool L14 9QU
- 5 67 Gray Street, Bootle, Merseyside L20 4RY
- 6 145 Walton Village, Liverpool L4 6TG
- 7 26 Ulster Road, Old Swan, Liverpool L13 5SS
- 12 24 Castle Street, Bolton BL2 1AA
- 16 52 Gordon Drive, Knotty Ash, Liverpool L14 7PY
- 19 101 William Street, Sheffield S10 2BZ
- 20 83 Norton Street, Bootle, Merseyside L20 4PJ
- 21 29 Station Road, Thurnscoe, Rotherham, South Yorkshire S63 0JR
- 23 7 Woodhey Road, Liverpool L19 3QJ
- 26 44 Church Road, Stanley, Liverpool L13 2BA
- 28 Apartment 1308, Park Central, 11 Jesse Hartley Way, L3 0AZ
- 29 2 Tancred Road, Anfield, Liverpool L4 0RT
- 31 7b Gainsborough Road, Liverpool L15 3HU
- 34 170 Hereford Drive, Bootle, Merseyside L30 1QZ
- 35 4 Manningham Road, Liverpool L4 2UG
- 37 42 Morecambe Street, Liverpool L6 4AX
- 40 121 Alderson Road, Wavertree, Liverpool L15 1HG
- 50 155 Cleveland Street, Birkenhead, Merseyside CH41 3QD

- 52 50 Lancaster Street, Walton, Liverpool L9 1BQ
- 53 283 Lower Breck Road, Liverpool L6 0AF
- 55 48 Brook Vale, Waterloo, Liverpool L22 3YB
- 58 3b Buckingham Road, Tuebrook, Liverpool L13 8AY
- 60 32 Townsend Lane, Anfield, Liverpool L6 0BA
- 61 66 Windsor Road, Tuebrook, Liverpool L13 8BD
- 64 89 Windsor Road, Tuebrook, Liverpool L13 8BB
- 66 11 Dial Street, Kensington, Liverpool L7 0EH
- 67 14 Hawthorne Road, Bootle, Merseyside L20 2DN
- 68 17 Jamieson Road, Wavertree, Liverpool L15 3JD
- 69 36 Belfast Road, Liverpool L13 5SR
- 71 95 Townsend Avenue, Norris Green, Liverpool L11 8NA
- 72 Flat 70, Coopers Court, Church Road, London W3 8PN
- 73 64 Bagot Street, Liverpool L15 0HT
- 75 73 Eaton Road North, West Derby, Liverpool L12 7JN
- 77 12 Harrowbeer Mews, Yelverton, Devon PL20 6WE
- 78 Lodge 28, Whitsand Bay Holiday Park, Millbrook, Cornwall PL10 1JZ
- 79 34–35 Nancherrow Terrace, St. Just, Penzance, Cornwall TR19 7LA
- 80 130 Withycombe Village Road, Exmouth, Devon EX8 3AN
- 81 17 Merlin Haven, Wotton-under-edge, Gloucestershire GL12 7BA
- 90 3 Chilecito Villas, Fore Street, Lelant, St. Ives, Cornwall TR26 3EN
- 92 545 Southport Road, Bootle, Merseyside L20 0DE
- 93 34 Andrew Street, Liverpool L4 4DT
- 94 7 Channell Road, Fairfield, Liverpool L6 6DD
- 96 82 Handfield Street, Liverpool L5 6PF
- 98 62 Rydal Street, Liverpool L5 6QS
- 101 32 Mansell Road, Liverpool L6 6AZ
- 103 36 Grantham Street, Liverpool L6 6BX
- 104 4 Sandringham Court, Southport, PR9 0BH
- 105 30 Euston Street, Liverpool L4 5PR
- 106 213 Queens Drive, Walton, Liverpool L4 6SQ
- 107 1 Mercer Drive, Liverpool L4 4QQ

LOT

1

6 Crocus Street, Liverpool L5 7RU

GUIDE PRICE £25,000+*

VACANT RESIDENTIAL

Description

A vacant three bedroomed end terrace property which is in need of a full upgrade and scheme of refurbishment works following which the property would be suitable for resale or investment purposes. The property will be suitable for cash buyers only.

Situated

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

Ground Floor

Hall, Through Living Room/
Dining Room/Kitchen, Shower
Room/WC

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

E



LOT

2

36 City Road, Liverpool L4 5TE

GUIDE PRICE £70,000+*

MIXED USE

Description

A two storey corner property comprising ground floor offices together with a first floor one x one bedroom flat with its own separate entrance. The property is Freehold and is split over two titles and benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, to include conversion to provide a one bed flat subject to any consents. The first floor flat is currently let on a 6 month Assured Shorthold Tenancy producing £4,800 per annum. Once fully let the potential income is approximately £12,000 per annum.

Situated

On the corner of City Road and Bardsay Road in a popular and well established residential location close to local amenities, Goodison Park and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

36 Kitchen, WC, three Rooms

First Floor

36A Flat Hall, WC, Lounge,
Kitchen, one Bedroom

EPC Rating

36 C

36a D



LOT

3

44 Crossford Road, Liverpool L14 9QU

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A modern three bedroomed detached house benefiting from double glazing, central heating, driveway, front and rear gardens and a detached garage. Following a scheme of cosmetic works the property would be suitable for occupation, resale or investment purposes. There is also potential to extend to the side and rear subject to any consents.

Situated

Off Fincham Road which in turn is off Finch Road, on an Estate of similar properties, in a popular residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/Diner, WC.

First Floor

Three Bedrooms (one with en-suite) Bathroom/WC.

Outside

Front and Rear Gardens, Driveway, Garage.

EPC Rating

TBC



LOT

4

47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX

GUIDE PRICE **£110,000+***

MIXED USE

Description

A substantial corner property comprising a vacant ground floor retail unit together with three x one bedroomed self-contained flats, accessed via 2 separate side entrances. The property benefits from double glazing, electric heating and electric roller shutters. All three flats are currently let by way of an Assured Shorthold Tenancies producing £12,600 per annum. When fully let the potential rental income is approximately £18,000 per annum.

Situated

Fronting Townsend Lane on the corner of Chapel Road in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Lower Ground Floor

Cellar. Not inspected

47 Townsend Lane

Ground Floor Shop Main sales area, Kitchen, WC, 2 Store Rooms.

47A/47B Townsend Lane

First Floor Flat 2a Hall, Living Room, Kitchen, Bedroom, Bathroom/WC (accessed via Bedroom)

Maisonette over First and

Second Floors Hall, Living Room, Kitchen, Bedroom, Bathroom/WC – Sutton Kersh have not inspected this flat

2 Chapel Road

First Floor Flat Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (accessed through Bedroom). Please note Sutton Kersh have not inspected this flat



LOT

5

67 Gray Street, Bootle, Merseyside L20 4RY

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from part double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £6600.00 per annum.

Situated

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

Ground Floor

Vestibule, Front Living Room,
Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

TBC



LOT

6

145 Walton Village, Liverpool L4 6TG

GUIDE PRICE £25,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from partial double glazing and central heating. The property has suffered from fire damage and following an upgrade and refurbishment scheme, it would be suitable for investment purposes.

Situated

Fronting Walton Village which is in turn off Walton Lane in a popular residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liverpool Football Club and 5 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room/
Kitchen

Joint Agent

Entwistle Green

**First Floor**

Two Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D



LOT

7

26 Ulster Road, Old Swan, Liverpool L13 5SS

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

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

Situated

Off Prescot Road (A57) in a popular and well established residential location within walking distance to Old Swan Shopping amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Through Living Room/Dining Room, Kitchen, Bathroom/WC

Joint Agent

Entwistle Green

**First Floor**

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

E.



LOT

8

32 Byng Road, Liverpool L4 8TW

GUIDE PRICE £100,000+*

RESIDENTIAL INVESTMENT

Description

A good sized three bedroomed semi-detached house benefiting from central heating and a good sized rear garden. There is potential to extend to the rear and to also provide a loft conversion, subject to any consents. The property is let by way of an Assured Shorthold Tenancy producing £7,200 per annum.

Situated

Off Hanbury Road which in turn is off Cherry Lane in a popular and well-established residential location, close to local amenities, Broadway shopping facilities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, Lounge with French doors, Kitchen, WC

Joint Agent

Atlas Estate Agents

**First Floor**

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

D



LOT

9

Ground Rent Investment, Orchard House, 52–60 Pensby Road, Heswall CH60 7RE

GUIDE PRICE **£17,500+***

GROUND RENTS

Description

A Freehold ground investment comprising seven flats producing £1,400 per annum, together with five retail units let at a peppercorn. The Freeholder has the right to manage the service charge of the block.

Situated

Fronting Pensby Road close to the corner of May Road within Heswall town centre.

Service Charge

For the year 25th March 2021

– 24th March 2022 the service charge was as follows

Flats 1–7 – £4,507.79 (£643.97 per flat)

50–58 Pensby Road (Retail units)

– £2,507.58 (£501.52 per unit)

Tenure

Flats 1–7 are subject to 125 year lease from 25th March 2007 with a ground rent of £200 per annum each.

50–58 Pensby Road – Retail units are subject to 125 year lease from 14th September 2007.



LOT

10

75 North Seaton Road, Ashington, Northumberland NE63 0AG

GUIDE PRICE **£40,000+***

VACANT COMMERCIAL

Description

A vacant middle terraced property comprising a former social club situated over two floors. The property would be suitable for a number of uses, to include residential conversion subject to the necessary planning consents.

Situated

Fronting North Seaton Road (A196) in Ashington town centre within walking distance to local amenities, transport links and schooling.

Ground Floor

Hallway, Two rooms, Cellar, Ladies and Gents WCs, Store Cupboard.

Note

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

First Floor

Function Room, Bar.

Outside

Front Yard.

EPC Rating

C





Description

A redevelopment opportunity with planning permission to convert to provide six x one bedrooomed flats together with outline planning to erect a two bed house to the side (as per the plan). The property comprises a substantial corner property providing a pair of ground floor retail units together with three x one bedrooomed self-contained flats above accessed via separate entrances. New windows have been installed and the property has been ripped out ready for conversion to commence. Plans are available for inspection at the auctioneers offices. Once converted the potential rental income when fully let is approximately £40,000 per annum.

Situated

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



42 Rice Lane

Shop Main Sales Area, two Rear Rooms, WC

Flat Bedroom, Lounge, Kitchen, Shower Room/WC

Flat Bedroom, Lounge, Kitchen, Shower Room/WC

Outside
Shared Yard.

44 Rice Lane

Shop Main Sales Area, Rear Room, WC

Flat Bedroom, Lounge, Kitchen, Shower Room/WC

EPC Rating

E

LOT
12

24 Castle Street, Bolton BL2 1AA

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

Description

A two/three bedroom double fronted end of terraced property benefiting from partial double glazing and central heating. Following a scheme of upgrade and refurbishment works the potential rental income would be in excess of £12,000 per annum.

Situated

Off Back Bury Road (A673), in a well-established residential location within close proximity to local amenities and within walking distance to the town centre.

Ground Floor

Vestibule, Hall, Lounge, Kitchen,
1 Letting Room.

Joint Agent

SK Real Estate



First Floor

Two Letting Rooms, Shower
Room/WC, Bathroom/WC

Outside

Yard To Rear.

EPC Rating

C.



LOT
13

403/403a Convamore Road, Grimsby, South Humberside DN32 9PD

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

Description

A middle terraced property split to provide two flats, one × one bedroomed and one × two bedroomed. The property benefits from double glazing, central heating and front and rear gardens. The first floor flat is currently let by way of an Assured Shorthold Tenancy since 2019 producing a rental income of £3,900 per annum. When fully let the potential rental income would be approximately £8,400 per annum.

Situated

Off Sixhills Street which is in turn off Hainton Avenue in a popular and well established residential location close to local amenities, transport links and schooling. Grimsby town centre is approximately 1 mile away.

Ground Floor

Communal Hall
Flat Lounge, Kitchen/Dining
Room, Two Bedrooms,
Bathroom/WC

Note

Sutton Kersh have not internally
inspected this property.

EPC Rating

Ground Floor – C
First Floor – D

First Floor

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

Joint Agent

SK Real Estate



Outside

Gardens to the front and rear.



LOT
14

Land adjacent to 61 Harebell Street, Liverpool L5 7RL

GUIDE PRICE **£25,000+***

LAND

Description

A vacant plot of land benefiting from outline planning permission to erect a three storey block of five × one bedroomed self-contained flats. Once developed the potential rental income is approximately £30,000 per annum. Planning Application No: 200/1288

Situated

On the corner of Harebell Street and Stanley Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Accommodation

Architect drawings are available.



LOT
15

52 Pickwick Street, Liverpool L8 5TW

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A HMO investment opportunity producing £15,600 per annum. A three/four bedroomed middle terraced house currently let to 4 individuals producing a total rental income of £15,600. The property is in good order throughout, fully HMO compliant and benefits from double glazing and central heating. The vendor also advises us that the tenants are wanting to renew for 2023.

Situated

Off Windsor Street in a popular and well-established location within close proximity to local shopping amenities, schooling and transport links. Approximately 1.5 miles from Liverpool city centre and within walking distance to the Baltic Triangle.

Ground Floor

Main Entrance Hallway, 1 Letting room, Communal Lounge, Kitchen, Bathroom/WC.

Note

We are advised a certificate of lawfulness has now been granted and a copy will be included in the legal pack.

First Floor

Three Letting rooms.

Outside

Yard to Rear

EPC Rating

D



LOT
16

52 Gordon Drive, Knotty Ash, Liverpool L14 7PY

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing and gardens to the front and rear. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation to provide re-sale or investment purposes. There is also potential to extend to the rear and to also provide a loft conversion, subject to any consents.

Situated

Off Pilch Lane in a sought after residential location within close proximity to local shopping amenities, Broadgreen Hospital, schooling, transport links and approximately 6 miles from Liverpool city centre.

Ground Floor

Lounge, Extended Kitchen,
Bathroom/WC.

First Floor

Three Bedrooms.

Outside

Front & Rear Gardens.

EPC Rating

G



LOT
17

69a Whitney Road, Liverpool L25 5LT

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed top floor flat benefitting from double glazing and central heating. The property is in good order and is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £6,600 per annum.

Situated

Off Halewood Drive which in turn is off Halewood Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 7 miles from Liverpool city centre.

Ground Floor

Entrance Hall

First Floor

Flat Hall, Living Room/Dining
Room, Kitchen, Bedroom,
Bathroom/WC



LOT
18

25 Milverton Street, Liverpool L6 6AU

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy at a rental income of £5,400 per annum and the tenant has been in situ approximately 4 years.

Situated

Off Boaler Street which in turn is off Sheil Road in a popular and well established residential location within close proximity to Kensington shopping amenities, Schooling and approximately 1 mile from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D



LOT
19

101 William Street, Sheffield S10 2BZ

GUIDE PRICE **£235,000+***

VACANT RESIDENTIAL

Description

A substantial seven bedroom end of terrace house requiring some repair and modernisation but with lots of potential. The property has previously had an HMO licence and the vendor has official confirmation that this will be renewed following improvements to the house. When fully let the potential rental income would be approximately £30,000 per annum.

Situated

Off of Broomhall Road which in turn is off Hanover Way in a well-established and popular residential area close proximity to local amenities, schooling and transport links. The property is within walking distance to both universities and is approximately 1 mile from Sheffield city centre.

Ground Floor

Communal Sitting Room, Communal Breakfast/Kitchen, two bedrooms, Communal Bathroom/WC

EPC Rating

E

Joint Agent

Blundells



First Floor

Four Bedrooms, Bathroom/WC

Second Floor

One Bedroom

Outside

Parking to the rear



LOT
20

83 Norton Street, Bootle, Merseyside L20 4PJ

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

Off Knowsley Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room,
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and rear yard.

EPC Rating

D



LOT
21

29 Station Road, Thurnscoe, Rotherham, South Yorkshire S63 0JR

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property benefiting from double glazing, central heating and potential parking to the rear. Following a scheme of modernisation, the property would be suitable for occupation, resale or investment opportunity.

Situated

Fronting Station Road in a popular and well-established residential area within close proximity to local amenities, schooling and transport links with Thurnscoe railway station being within walking distance.

Ground Floor

Lounge, Dining Room, Kitchen,
Bathroom/WC

First Floor

Three Bedrooms

Outside

Front Garden, Yard to Rear with
Potential Parking

EPC Rating

D

Joint Agent

Blundells



LOT
22

14 Croft End, St. Helens, Merseyside WA9 3RB

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house currently let by way of an Assured Shorthold Tenancy at a rental of £6,900 per annum. The property benefits from double glazing, central heating and gardens.

Situated

Off Meadow Lane in a popular and well established location close to local amenities and approximately 2.5 miles from St Helens town centre.

Ground Floor

Hall, Through Lounge/Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and rear gardens.

EPC Rating

E

Note

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



LOT
23

7 Woodhey Road, Liverpool L19 3QJ

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property in a sought after location benefitting from double glazing, central heating and a new kitchen. The property would be suitable for occupation or investment purposes.

Situated

Off Beechwood Road which in turn is off Aigburth Road (A561) in a highly sought after residential location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen

First Floor

Two Bedrooms, Family Bathroom

Outside

Yard to the Rear

EPC Rating

D.



Description

A two bedroom terraced property benefitting from double glazing and central heating. The property is currently tenanted on a Assured Shorthold Tenancy Agreement producing £5,040 per annum.

Situated

Fronting Cog Lane which is off Accrington Road in a popular and well established residential location close to local amenities, schooling and Hargher Clough Park. Approximately 1.5 miles from Burnley town centre.

Ground Floor

Vestibule, Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D



The No. 1 option



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

Sutton Kersh have recently auctioned two properties for me and I just want to say a big thank you to all the team for the outstanding professional service I received. From start to finish the Sutton Kersh team made the process so simple and easy for me, I would definitely recommend Sutton Kersh to anyone looking to sell their property. In the future if I ever need auction services again I will not hesitate in picking Sutton Kersh as my No 1 option.

Regards

Gareth



Description

A six bed HMO investment opportunity fully let producing £27,060 per annum. The property comprises a three storey mid terraced house converted to provide a fully licensed six bed HMO benefitting from double glazing, central heating and will be sold fully furnished. The property is fully let to professionals by way of Assured Shorthold Tenancies producing £27,060 per annum.

Situated

Fronting Woolton Road in a popular and well established residential location close to local amenities, and various employers such as, the Garston Ports, B&M Distribution, Jaguar Land Rover, Airport, New Mersey Shopping Park, etc. Within walking distance to Liverpool South Parkway Train Station and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Letting Room 1, Communal Kitchen/Dining Room/Lounge

First Floor

Communal Shower Room/WC, Letting Room 2 with ensuite Shower Room/WC, Letting Room 3 with ensuite Shower Room/WC

Second Floor

Letting Room 4, Letting Room 5 with ensuite Shower Room/WC

Third Floor

Letting Room 6 with ensuite Shower Room/WC

Outside

Yard to the Rear

EPC Rating

C.

Note

Not all letting rooms have been internally inspected by Sutton Kersh.





Description

A fantastic opportunity to acquire a four bedroom double fronted semi-detached period property with vast living quarters throughout. The property benefits from double glazing, central heating, gardens and off road parking. The property is in good order throughout and would make an excellent family home. Alternatively it could be let as individual rooms, subject to any consents. The living space on offer is fabulous, with every room big and grand in look and size. Externally, the property boasts off road parking for multiple vehicles, a big expanse of garden to the back of the property and an out house building, ideal for a games or a party room.

Situated

Off Prescott Road in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club, transport links and Edge Lane Shopping Park. Approximately 4 miles from Liverpool city centre.

Ground Floor

Wide Entrance Hall, Living Room, Study Room, Family Room, Modern Kitchen/Diner, Dining Room, Wrap around Conservatory

Outside

Gardens to the front and rear and Driveway.

EPC Rating

D.

First Floor

Four Double Bedrooms, Family 4 piece Bathroom/WC

Joint Agent

Entwistle Green



LOT
27

121 Prescott Road, Fairfield, Liverpool L7 0LB

GUIDE PRICE **£200,000+***

VACANT COMMERCIAL

Description

A substantial three-storey corner property comprising a ground floor retail unit together with two x two bedroomed self-contained flats above, accessed via a separate side entrance. The property benefits from double glazing, central heating and electric steel roller shutters. The ground floor has until recently traded as 'Jimmy's Peri Peri & Grill' and benefits from A5 use. Therefore, it would be suitable for continued use as a Hot food takeaway or a number of alternative uses, subject to the necessary consents. The flats are currently vacant and in need of some refurbishment works. When fully let the potential rental income would be approximately £25,000 per annum.

Situated

Fronting Prescott Road (A57) on the corner of Rufford Road, one of the main arterial routes linking the city centre to the M62 motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

Basement

Two Rooms.

Ground Floor

Shop Main Sales area, Prep room, Kitchen, Ladies and Gents WCs. Entrance Hallway.

First Floor

Flat A Hall, two bedrooms, Lounge, Kitchen, Bathroom/WC.

Second Floor

Flat B Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC.

Outside

Forecourt to the side.



LOT
28

Apartment 1308, Park Central, 11 Jesse Hartley Way, L3 0AZ

GUIDE PRICE **£110,000+**

VACANT RESIDENTIAL

Description

A 1 bedroomed 13th floor penthouse apartment benefitting from double glazing, electric heating, 24 hour CCTV, lift access, fitted appliances and intercom system. The property is in very good order throughout and is available for sale fully furnished. It would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Waterloo Road in the popular Park Central Development within walking distance to Liverpool city centre amenities, shops and restaurants. Transport links such as bus, train and ferry service across the River Mersey are all close by.

Ground Floor

Entrance Hall with Lift Access

13th Floor

Flat Hall, Open Plan Kitchen/Living Room, Bedroom, Bathroom/WC

EPC Rating

C



LOT
29

2 Tancred Road, Anfield, Liverpool L4 0RT

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A substantial three storey double fronted end of terrace house converted to provide a fully licensed six bedroom HMO benefiting from double glazing and central heating. The property is in good order and will be sold fully furnished, including white goods ready for immediate occupation. When fully let the potential rental income would be approximately £30,000 per annum. We are advised by the vendor that the property has previously been used as short stay accommodation such as Airbnb with it being within walking distance to Liverpool Football Club. There is potential to achieve in excess of £45,000 per annum if let using this rental model.

Situated

Off Anfield Road in a popular location close to local amenities, schooling, a stone's throw from Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Communal Lounge/
Kitchen/Diner, one Letting room.

Second Floor

Three Letting rooms, Shower
room/WC.

First Floor

Two Lettings rooms one with
En-suite shower/WC, Bathroom/
WC

Outside

Yard to the Rear.

EPC Rating

E



LOT
30

Land at Long Causeway, Sheffield S10 4QZ

GUIDE PRICE **£17,500+***

LAND

Description

Within The Peak National Park Freehold approx 0.5 acres Picturesque and highly accessible location Ideal location for quiet recreation and enjoying the surrounding countryside and walks. Increasingly rare opportunity. A rare opportunity to purchase a freehold rural piece of amenity land comprising approximately 0.5 acres. The land enjoys fantastic views across Redmires Reservoirs, Fairthorn Clough and towards Sheffield in the distance. This stunning picturesque location is at the end of Long Causeway and is fully fenced from the road. It can be identified as lying behind the two stone gate posts no longer in use.

Situated

At the end of Long Causeway and the corner of the track leading to Stanage Pole and beyond to the moors and Stanage Edge. This land is approximately 7 miles from Sheffield city centre.

Joint Agent

Blundells



LOT
31

7b Gainsborough Road, Liverpool L15 3HU

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A four bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes and also comes with the benefit from a lawful development certificate for proposed loft conversion and small extension to the rear. Planning reference: 21LP/3767

Situated

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

Ground Floor

Hall, Living Room/Letting Room,
Open Plan Kitchen/Living Room,
Utility Room

First Floor

Four Bedrooms, Bathroom/WC

Outside

Rear Garden

EPC Rating

D



LOT
32

Apt 805 The Tower, 19 Plaza Boulevard, Liverpool L8 5AD

GUIDE PRICE **£67,500+***

RESIDENTIAL INVESTMENT

Description

A studio 8th floor modern city centre apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. The property benefits from double glazing, electric heating, Lift, secure entry system with on-site security and maintenance as well as a communal lounge area and gym access for residents.

Situated

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

Ground Floor

Main Entrance Hallway,
Communal Lounge.

Note

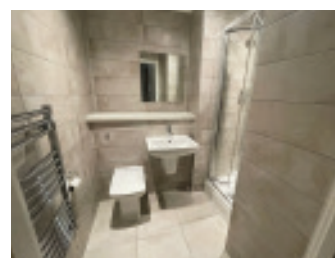
Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

Eighth Floor

Apartment Open Plan Lounge/
Kitchen/Bedroom, Shower
Room/WC, Storage Cupboard

EPC Rating

B.



LOT
33

4 Newcombe Street, Liverpool L6 5AW

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom mid terraced property benefitting from double glazing and central heating. The property is currently let on a Statutory Periodic Tenancy basis producing £6,600 per annum. There is potential to increase the rent.

Situated

Off Breck Road in a popular and well established residential location close to local amenities, Liverpool Football Club, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC

Outside

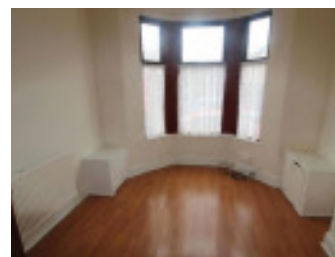
Courtyard to the Rear

EPC Rating

D.

Note

Sutton Kersh have not inspected the property and all information has been supplied by the vendor.



LOT
34

170 Hereford Drive, Bootle, Merseyside L30 1QZ

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefitting from double glazing, central heating and front and rear gardens. Following decoration the property would be suitable for occupation or investment purposes with the potential rental income being approximately £8,100 per annum.

Situated

Off Park Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 8 miles from Liverpool city centre.

Ground Floor

Lounge/Dining Room, Kitchen, Conservatory

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Front and Rear Gardens

EPC Rating

D.



LOT
35

4 Manningham Road, Liverpool L4 2UG

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroomed plus box room double fronted end of terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,900 per annum.

Situated

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

Ground Floor

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

First Floor

Two Bedrooms, Box room.

Outside

Yard to the rear.

EPC Rating

D



LOT
36

38 Brainerd Street, Liverpool L13 7EH

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed three-storey middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £7,280 per annum. We are advised the tenant has been in situ for approximately 5 years.

Situated

Off Green Lane in a popular and well-established residential area within easy reach of Tuebrook amenities and schooling. Liverpool city centre is approximately 4 miles away.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

D



LOT
37

42 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE **£55,000+***

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 £6,000 per annum.

Situated

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

Ground Floor

Vestibule, Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

C



LOT
38

6 April Grove, Liverpool L6 4BU

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £5,400 per annum.

Situated

Off March Road which in turn is off Lower Breck Road in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room/ Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D



LOT
39

277 Longmoor Lane, Liverpool L9 9BY

GUIDE PRICE £110,000+*

MIXED USE

Description

A two storey middle terrace property comprising a ground floor retail unit which has until recently traded as an accountants, together with a separately accessed two bedroom flat above. The property benefits from partial double glazing, central heating and roller shutters. Following modernisation, the potential rental income would be approximately £13,200 per annum.

Situated

Fronting Longmoor Lane (A506) in a popular and well established residential location close to local amenities, Aintree Hospital, schooling and transport links. Approximately 7 miles from Liverpool city centre.

Lower Ground Floor

Cellar. Not internally inspected by Sutton Kersh.

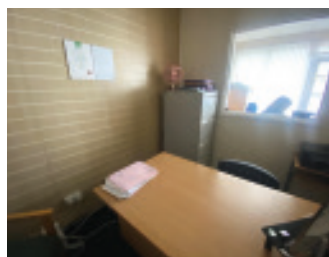
Ground Floor

Accountants Office, Two further Offices, Back Room, Kitchen, WC.

Flat Hall

First Floor

Flat Two bedrooms, Living Room, Kitchen, Bathroom/WC



LOT
40

121 Alderson Road, Wavertree, Liverpool L15 1HG

GUIDE PRICE £95,000+*

VACANT RESIDENTIAL

Description

A four bedroomed middle terraced house benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated

Off Picton Road and Smithdown Road in a popular and well-established residential location within close proximity to local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, four Piece Bathroom/WC.

First Floor

Four Bedrooms.

Outside

Yard to the rear

EPC Rating

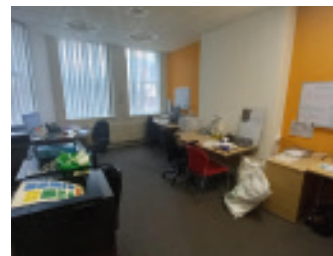
F





Description

A commercial investment currently producing £82,000 per annum and suitable for a variety of alternative uses subject to the necessary planning consents. The property is occupied by NHS Health and Wellbeing centre however they have exercised a break in their lease on 31st July 2022. Arranged over four floors the ground and first floors comprise offices with ancillary accommodation to the basement and second floor. The property does require upgrading.



Situated

Within a busy commercial and retail centre fronting Stafford Street, close to many local and national traders.

Basement

275sqm

Ground Floor

427sqm

First Floor

430sqm

Second Floor

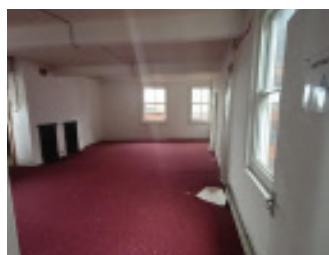
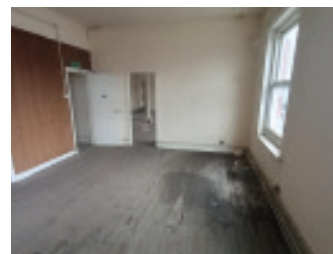
268sqm

Tenancies

The property is let to NHS Property Services from 17th June 2020 for a term of 10 years at a rent of £82,000 per annum. The tenant has exercised the break clause in their lease on 31st July 2022.

EPC Rating

E



LOT
42

ON BEHALF OF JOINT ADMINISTRATORS

Car Park, Weaver Street, Stoke-on-Trent ST1 4HS

GUIDE PRICE **£85,000+***

COMMERCIAL INVESTMENT

Description

A car park investment opportunity let to North Staffordshire GP services on a 2 year licence producing £12,600 per annum. The tenant has exercised their break option and the lease will end 31st July 2022.

Situated

Within a busy commercial and retail centre at the corner of Weaver Street and Lower Foundry Street.

Site area

0.047 hectares (0.12 acres)

Licence

Licence to occupy granted to North Staffordshire GP Services dated 14th January 2020 for a period of 2 years from 1 January 2021, expiring on 31st December 2023. The passing licence fee for 22 spaces is £12,600 per annum, payable quarterly on the usual quarter days. The licence can be brought to an end on 3 months prior written notice. Security of tenure provisions (Sections 24–28) of the LL& Act 1954 do not apply. The tenant has exercised their break option and the lease will end 31st July 2022.



LOT
43

Flats A & B, 26 Langdale Street, Bootle, Merseyside L20 3BX

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A mid terraced property converted to provide 2 self-contained flats (one × one and one × two bed). Both flats are currently let by way of Assured Shorthold Tenancies producing a total rental income of £11,040 per annum. The property benefits from double glazing and central heating.

Situated

Off Litherland Road in a popular residential location within easy reach of local amenities and Bootle Strand Shopping Centre.

Ground Floor

Main Entrance Hallway.

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

First Floor

Flat B Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D.



LOT
44

Flats 1 and 2, 38 Kremlin Drive, Liverpool L13 7BY

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

Two self-contained flats (one x one and one x three bed) within a three-storey double fronted end of terrace converted to provide three self-contained flats. The ground floor flat is not included in the sale. The flats are let by Assured Shorthold Tenancies producing a combined income of £9,600 per annum and benefit from double glazing, central heating and off road parking.

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.

Ground Floor

Main Entrance Hallway.

Outside

Private Yard, Driveway with parking.

First Floor

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

EPC Rating

Flat 1 – C
Flat 2 – D

Second Floor

Flat 2 Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

Joint Agent

Atlas Estate Agents



Third Floor

Two Bedrooms (one with en-suite shower room/WC)



LOT
45

17 Utting Avenue, Liverpool L4 7UN

GUIDE PRICE **£50,000+***

VACANT COMMERCIAL

Description

A vacant single storey ground floor commercial property which has until recently traded as a takeaway for over 17 years. The property benefits from roller shutters and double glazing. Following a scheme of refurbishment works the property would be suitable for continued use as a Takeaway or a number of uses subject to any consents.

Situated

Fronting Utting Avenue in a popular and well established residential location close to local amenities, transport links and walking distance to Liverpool Football Club. Approximately 4 miles from Liverpool city centre.

Ground Floor

Main Sales Area with counter, Prep Room, Storeroom, Kitchen, WC,

Outside

Yard To Rear.

EPC Rating

TBC



LOT
46

Unit 70, Artesian Studios, Jamaica Street, Liverpool L1 0AF

GUIDE PRICE **£33,000+***

RESIDENTIAL INVESTMENT

Description

A fully furnished fourth floor studio apartment within a purpose built block currently let by way of an Assured Shorthold Tenancy producing £6,060.00 per annum. The property benefits from double glazing, electric heating, communal gym, laundry, games room, cinema room, lift access and secure intercom system.

Situated

Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool city centre amenities.

Ground Floor

Communal Entrance Hallway with lift access, Cinema Room, Gym, Laundry Room, Communal Lounge/Games Room.

Fourth Floor

Studio Open Plan Kitchen/Bedroom/Study Area, Shower Room/WC.

EPC Rating

B



LOT
47

1 Cambridge Road, Bamber Bridge, Preston PR5 6LR

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end of terraced house benefiting from double glazing, central heating, garage and adjacent garden. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated

Off Brown Street in a popular and well established residential location close to local amenities and transport links such as Bamber Bridge train station.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear yard, garage, garden (across the road)

EPC Rating

E

Note

Sutton Kersh have not inspected this property internally and details have been provided by the seller. Interested parties are advised to make their own enquiries.



LOT
48

87 Princes Gardens, Highfield Street, Liverpool L3 6LH

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed ground floor apartment within a purpose built block benefiting from double glazing, electric heating, secured gated access, a designated parking space along with visitor bays and communal gardens. The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant of 6 years producing a rental income of £5,700 per annum.

Situated

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

Ground Floor

Main entrance Hallway
Apt Hall, Lounge, Kitchen,
Bedroom, Bathroom/WC

Outside

Secured gated access, a designated parking space along with visitor bays and communal gardens.

EPC Rating

C



LOT
49

73 Beatrice Street, Bootle, Merseyside L20 2EG

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle-terraced house benefiting from double glazing and central heating. This property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant of approximately 8 years producing a rental income of £5,100 per annum.

Situated

Off Hawthorne Road in a popular and well-established residential area within close proximity to local amenities, schooling and transport links. This property is approximately 4 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

D



LOT
50

155 Cleveland Street, Birkenhead, Merseyside CH41 3QD

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated

Fronting Cleveland Street (A5030) in a popular and well established residential location, close to local amenities, schooling and transport links. Approximately 1 mile from Birkenhead Central and 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room, Kitchen/
Diner

First Floor

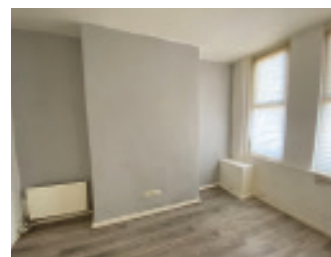
Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

C.



LOT
51

373 West End Road, Haydock, St. Helens, Merseyside WA11 0AX

GUIDE PRICE **£115,000+***

RESIDENTIAL INVESTMENT

Description

A five bedroomed HMO investment opportunity which is currently partially let to one tenant producing a rental income of £3,600 per annum. The property benefits from double glazing, central heating, rear garden, a driveway. When fully let the potential rental income is approximately £19,200 per annum.

Situated

Off Vicarage Road and Clipsley Lane (A599) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from St Helens town centre.

Ground Floor

Hall, One Letting Room with En Suite Shower Room/WC and access to rear garden, Communal Kitchen.

First Floor

Four Letting Rooms (One with En Suite Shower Room/WC) Communal Shower Room/WC, Separate WC

Outside

Rear garden and driveway.

Note

Please note that room 1 is now let producing £4,500 per annum bringing the total current income to £8,100 per annum. The vendor advises us that the HMO licence has expired and the council have advised it only needs to be renewed when the property is due to be at full occupancy.

Joint Agent

Entwistle Green



EPC Rating

D.

LOT
52

50 Lancaster Street, Walton, Liverpool L9 1BQ

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from central heating. Following a scheme of modernisation and refurbishment, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7800 per annum.

Situated

Off Breeze Lane which in turn is off Breeze Hill in a popular residential area within close proximity to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Living Room,
Dining Room, Kitchen

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D



LOT
53

283 Lower Breck Road, Liverpool L6 0AF

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three/four bedroomed end of terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes.

Situated

Fronting Lower Breck Road which in turn is off Rocky Lane (A5049) in a popular and well established residential location close to local amenities and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Hall, Kitchen/Diner, Living
Room, Dining Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

E

Note

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





Description

A 16 bed HMO investment opportunity currently producing £54,420 per annum. The property comprises a pair of three storey plus basement semi-detached properties which have both been converted to provide a total of 16 letting rooms, each room with its own metro prepaid submeter (7 rooms in no 30 and 9 rooms in no 32). The property is currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £54,420 per annum. When fully let, the potential rental income is approximately £66,120 per annum and has the potential to convert the cellars into studio apartments, subject to any necessary consents. The properties are both fully HMO Compliant and benefit from double glazing, central heating and gardens.

Situated

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

Cellar

30 Not Inspected
32 Not Inspected

Ground Floor

30 Main Entrance Hallway, three Letting Rooms each with Kitchenette.

32 Main Entrance Hallway, three Letting Rooms each with Kitchenette, Bathroom/WC

First Floor

30 Two Letting Rooms/ Kitchenette, Shower room/WC, Bathroom/WC, Utility Room, Office Room.

32 Three Letting Rooms/ Kitchenette, Shower Room/WC

Second Floor

30 Two Letting Room/ Kitchenette, Bathroom/WC, Storeroom.

32 Three Letting Rooms/ Kitchenette, Shower Room/WC

Outside

30 Rear Yard
32 Rear Yard

LOT
55

48 Brook Vale, Waterloo, Liverpool L22 3YB

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bed roomed semi-detached house benefiting from double glazing and gardens. The property is in need of a full upgrade and scheme of refurbishment works. Following which it would be suitable for occupation, re-sale or investment purposes. Suitable for cash buyers only.

Situated

Fronting Brook Vale in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

Entrance Hall, two Reception rooms, Kitchen.

First Floor

Three Bedrooms, Wet room/WC.

Outside

Front and Rear Gardens

EPC Rating

C



LOT
56

169 & 169a Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£60,000+***

VACANT COMMERCIAL

Description

A middle terraced mixed use premises comprising a ground floor retail unit with two x one bedroomed self-contained flats above. The flats benefit from double glazing and electric heating. The shop and first floor flat require refurbishment and once upgraded the property would be suitable for investment purposes. Please note the property is a cash buy only.

Situated

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

Basement

Not Inspected

Outside

Yard to the rear.

Ground Floor

Shop Two Rooms, Kitchenette, Shower Room/WC

Flat Entrance Hall with stairs

First Floor

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

Second Floor

Flat 2 Open Plan Living Room/ Kitchen, Bedroom, Shower Room/WC



LOT
57

Flats 1–3, 173 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide three × one bedroomed self-contained flats. The flats are all fully let by way of Assured Shorthold Tenancies producing a rental income of £14,040 per annum. The property benefits from double glazing and electric heating.

Situated

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

Ground Floor

Entrance Hallway

Flat 1 Open Plan Living Room/
Kitchen, Bedroom, Shower
Room/WC

First Floor

Flat 2 Open Plan Living Room/
Kitchen, Bedroom, Shower
Room/WC

Second Floor

Flat 3 Open Plan Living Room/
Kitchen, Bedroom, Shower
Room/WC

Outside

Yard to the rear

Note

Sutton Kersh have not inspected this property internally and details have been provided by the vendor. We are advised by the vendor that the tenant of the ground floor flat has been served a section 21.



LOT
58

3b Buckingham Road, Tuebrook, Liverpool L13 8AY

GUIDE PRICE **£15,000+***

VACANT RESIDENTIAL

Description

A one bedroomed basement flat benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated

Off West Derby Road (A5049) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Lower Ground Floor

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

Ground Floor

Communal Entrance Hall

EPC Rating

C



LOT
59

Car Park Spaces 3 & 4 City Gate, Oldham Street, Liverpool L1 2SU

GUIDE PRICE **£20,000+***

LAND

Description

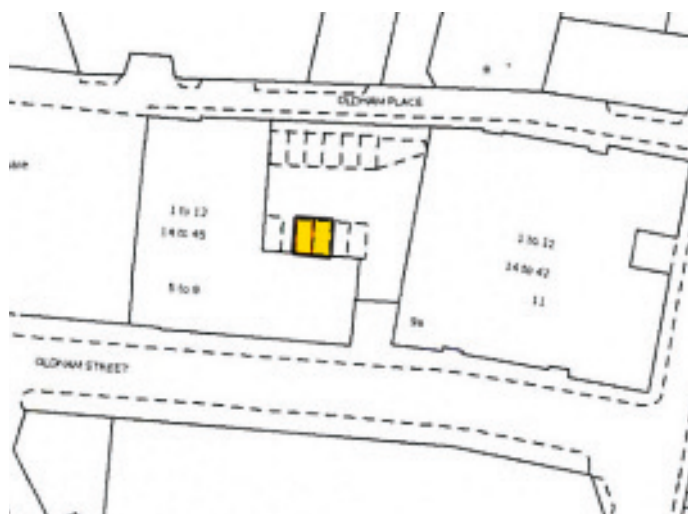
Two car park spaces known as parking spaces 3 & 4. The parking spaces are secured via closing gates accessed with a fob, are well lit and located behind the City Gate Development. These spaces are perfect for long term investments with potential rental incomes of approximately £1,500 per annum each.

Situated

On Oldham Street which is in turn off of Roscoe Street in Liverpool city centre. These spaces are within close proximity to both The University of Liverpool and John Moores University and within walking distance to local amenities and transport links.

Note

All potential purchasers should refer to the Title Plans within the legal pack for the specific location of the parking spaces.



LOT
60

32 Townsend Lane, Anfield, Liverpool L6 0BA

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three/four bedroomed end of terraced house benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Fronting Townsend Lane on the corner with Waltham Road in an established and popular residential location within easy reach of local amenities, Liverpool and Everton Football Clubs and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Living Room/Letting Room, Dining Room, Kitchen.

First Floor

Three Bedrooms, Shower Room/WC

Outside

Yard To The Rear.

EPC Rating

E.



LOT
61

66 Windsor Road, Tuebrook, Liverpool L13 8BD

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off 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.

Ground Floor

Hall, Open Plane Living Room/
Dining Room, Kitchen/Diner,

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the front and rear.

EPC Rating

E.



LOT
62

11 Ellet Grove, Liverpool L6 4AB

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed plus attic room middle-terraced three storey house benefitting from partial double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy to a long standing tenant of approximately 8 years producing a rental income of £6,000 per annum.

Situated

Off Rocky Lane which is in turn off West Derby Road within walking distance to Newsham Park and within close proximity to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room,
Shower Room/WC, Kitchen

Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

First Floor

Four Bedrooms, Bathroom/WC

Second Floor

Attic Room

Outside

Yard to Rear

EPC Rating

E



LOT
63

62 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE **£45,000+***

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 a rental income of £5,400 per annum.

Situated

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

Ground Floor

Vestibule, Lounge/dining room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear

EPC Rating

D



LOT
64

89 Windsor Road, Tuebrook, Liverpool L13 8BB

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A substantial six bedroomed fully licensed HMO investment opportunity with a potential rental income of approximately £26,500 per annum. The property benefits from double glazing, central heating, off road parking, fire alarm and doors as well as emergency lighting and is fully HMO compliant. When fully let, the property has a potential rental income of approximately £26,500 per annum.

Situated

Off West Derby Road in a popular and well-established residential area within close proximity to local amenities, Newsham Park, Liverpool Football Club, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Communal Lounge/Dining Area, Kitchen, Study, one Letting Room, Shower room/WC

Outside

Yard to Rear and off road parking to the front

EPC Rating

D

First Floor

Four Letting Rooms, Bathroom/WC with walk in shower.

Second Floor

One further letting Room



LOT
65

44 Rossett Street, Liverpool L6 4AW

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Rocky Lane within close proximity to Tuebrook amenities, Liverpool Football Club, Newsham Park and approximately 3 Miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

TBC



LOT
66

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

11 Dial Street, Kensington, Liverpool L7 0EH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from partial double glazing. The property has been stripped of all fixtures and fittings and is in need of full upgrade and refurbishment.

Situated

Off Needham Road which in turn is off Holt Road in a popular and well-established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms.

Second Floor

Storage Space.

Outside

Rear Yard.

EPC Rating

TBC



LOT
67

14 Hawthorne Road, Bootle, Merseyside L20 2DN

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three storey middle terraced property converted to provide three self-contained flats (one × two bedroomed and two × one bedroomed) The property benefits from double glazing and central heating and has undergone a scheme of refurbishment and following further minor works suitable for investment purposes. When fully let the potential rental income is excess of £17,400 per annum.

Situated

Fronting Hawthorne Road at its junction with Westminster Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Ground Floor

Flat 1 Vestibule, Kitchen/Diner, Lounge, Bedroom, Bathroom/WC (no fittings).

Second Floor (Accessed via separate front entrance)

Flat 3 Open Plan Lounge/Kitchen, Bedroom with en-suite Shower Room/WC.

First Floor (Accessed via separate front entrance)

Flat 2 Vestibule, Lounge, two Bedrooms, Shower Room/WC, Kitchen.

Outside

Rear Yard – access from rear alleyway.

EPC Ratings

Flat 1 – E Flat 2 – D Flat 3 – D



LOT
68

17 Jamieson Road, Wavertree, Liverpool L15 3JD

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced property benefitting from double glazing and a rear yard. Once upgraded and modernised the property would be suitable to provide a perfect family home, resale, or investment purposes.

Situated

Off Gainsborough Road (B5179) in a very popular and well established residential location in Wavertree close to local amenities Wavertree Sports Park and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

Atlas Estate Agents



First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

F



LOT
69

36 Belfast Road, Liverpool L13 5SR

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A one bedroomed middle-terraced house which following a full upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes. There is potential to convert the property into a two bedroomed dwelling, subject to any necessary consents.

Situated

Off Prescot Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room, Dining Room, Lean to Kitchen

Joint Agent

Entwistle Green



First Floor

Bedroom, Bathroom/WC

Outside

Yard to Rear

EPC Rating

C



LOT
70

321 City Quay, Ellerman Road, Liverpool L3 4FH

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A well-presented two bedroomed ground floor apartment benefiting from double glazing, central heating, communal gardens, secured intercom entry system and allocated parking. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum.

Situated

In a popular gated development off Riverside Drive in a popular location just a short distance to Liverpool city centre and views overlooking the River Mersey.

Ground Floor

Main entrance Hallway.

Ground Floor

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

Outside

Communal gardens, Allocated parking.

EPC Rating

C



LOT
71

95 Townsend Avenue, Norris Green, Liverpool L11 8NA

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Townsend Avenue in a popular residential location within walking distance to Broadway Shopping and within close proximity to schooling and Liverpool Football Club. Approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Front and Rear Gardens

EPC Rating

TBC



LOT
72

Flat 70, Coopers Court, Church Road, London W3 8PN

GUIDE PRICE **£260,000+***

VACANT RESIDENTIAL

Description

A two bedroomed second floor flat within a gated development benefitting from double glazing and secure underground parking. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £20,400 per annum

Situated

Fronting Church Road within close proximity of Acton amenities, shops restaurants and transport links such as the train and tube network.

Ground Floor

Entrance Hall

Second Floor

Flat Two Bedrooms (one with En Suite), Living Room, Kitchen, Bathroom/WC

Outside

Secure Underground Parking (accessed via Mill Hill Grove)

Note

Held on a lease for a term of 999 years from 25 December 1997. Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries

EPC Rating

C



LOT
73

64 Bagot Street, Liverpool L15 0HT

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of £7,800 per annum.

Situated

Off Lawrence Road which in turn is off Gainsborough Road (B5179) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room,
Dining Room, Kitchen

First Floor

Shower Room/WC, three
bedrooms

Outside

Yard to the Rear

EPC Rating

D.



LOT
74

9 Primrose Court, Huyton, Liverpool L36 8DH

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed semi-detached house benefitting from double glazing, central heating, two parking spaces and a rear garden. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum.

Situated

Within a cul-de-sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor

Hall, Lounge, Kitchen/Diner, WC.

First Floor

Landing, three Bedrooms,
Bathroom/WC, Store.

Outside

Front Driveway, Rear Garden.

EPC Rating

C



LOT
75

73 Eaton Road North, West Derby, Liverpool L12 7JN

GUIDE PRICE **£160,000+***

VACANT RESIDENTIAL

Description

A rare opportunity to acquire a three bedroom cottage style house which dates back to the 1800s and sat on a good sized plot with potential to extend to the side and rear, subject any consents. The property benefits from central heating, gardens and off road parking and is accessed via double gates. Following a full scheme of refurbishment works the property would be suitable to provide a fantastic family home or for resale purposes.

Situated

In a sought after location in the Conservation Area of West Derby Village with easy access to local amenities, shops, Restaurants, Schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, Kitchen, Morning Room, Lounge.

First Floor

Shower/WC, Three Bedrooms.

Outside

Garden to front and rear providing off Road Parking.

EPC Rating

D

SOLD PRIOR



LOT
76

39 Leighton Road, Birkenhead, Merseyside CH41 9DY

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 producing £5,400 per annum. We are advised the tenant has been in situ approximately 6 years.

Situated

Off Holt Road which in turn is off Old Chester Road in a well-established location within easy reach of local amenities and approximately 1.5 miles from Birkenhead town centre.

Ground Floor

Vestibule, Lounge, Dining Room, Kitchen.

Joint Agent

Sid Vance



First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

D



LOT
77

12 Harrowbeer Mews, Yelverton, Devon PL20 6WE

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A well-appointed purpose built second floor, one bedroom flat having the benefit of integrated appliances, plenty of storage space, an allocated parking space with additional visitors parking on an adhoc basis and panoramic views of Dartmoor National Park. The mews development was built in 2014, with the flat having the remainder of a 999 year lease and a service charge of £275 per quarter (inclusive of ground rent).

Situated

Leg O' Mutton is situated in walking distance of the ever popular Yelverton village centre, with a range of bespoke shops, supermarket, garage and public houses, being readily commutable to both Tavistock and Plymouth, with regular bus services to both and the surrounding villages.

Ground Floor

Communal entrance hall with secure entry system and stairs rising to all floors.

Outside

Allocated parking space and additional visitors parking.

Second Floor

Flat 12 Entrance hall, well-appointed kitchen/diner with integrated appliances, sitting room with views to Dartmoor, bedroom and bathroom.

EPC Rating

C

Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.

General view of building



LOT
78

Lodge 28, Whitsand Bay Holiday Park, Millbrook, Cornwall PL10 1JZ

GUIDE PRICE **£145,000+***

VACANT RESIDENTIAL

Description

A detached three bedroom, master en-suite holiday lodge enjoying far reaching rural and estuary views, with open plan living accommodation and veranda, allocated parking space and use of the site facilities and amenities. The property is a successful holiday lettings venture, being sold ready to let and with forward bookings to be transferred to the purchaser upon completion. Please refer to the legal pack for the bookings schedule and rental income.

Situated

Whitsand Bay has a beach of golden sand stretching from Tregantle to Ramehead. Swimming, sailing, paragliding and diving are amongst the many activities enjoyed by locals and tourists alike. Whitsand Bay is within six miles of the town of Torpoint, which has schools, doctors, banks, supermarkets and a variety of shops. The city of Plymouth is within reach of Torpoint via the Torpoint ferry service.

Ground Floor

Entrance hall, open plan lounge/kitchen/diner, master bedroom with en-suite, two further bedrooms, bathroom and utility.

Viewings

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

Outside

Veranda and communal gardens and grounds.





Description

A fabulous opportunity to acquire a substantial property situated on the rural fringes of St. Just currently comprising a large currently three bedroom, three reception room end of terrace dwelling requiring modernisation, offering the clear potential for reconfiguration of the existing accommodation to provide further bedrooms and create a wonderful family home with a secure courtyard garden area, with glorious views across open countryside to the rear and some sea views from the upper floor. In addition to the main dwelling there is also a two storey garage, linking the main dwelling and a two storey barn, recently utilised as a gallery and artist's studio but again both buildings with the graphic potential to create further units of accommodation, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

Nancherrow Terrace is situated on the rural fringes of the Cornish village of St Just whilst being within walking distance of the main square, with its bespoke shops and public houses, primary and secondary schools.. The town also boasts a golf course, several sporting clubs and the nearby South Western coastal path.

Main Dwelling Ground Floor

Large entrance hall, lounge/diner, kitchen, second kitchen/utility area with doors to the garden and the garage.

First Floor

Split landing, bedroom one with en-suite wc, two further bedrooms and family bathroom.

Garage

Double height with windows to the rear, double doors to

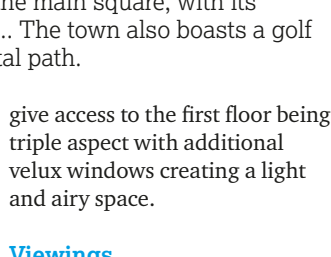
the front and integral doors to both the studio and the main dwelling.

Former Studio And Artists Gallery Ground Floor

Double doors give access at ground floor level to the former gallery with two rooms beyond, door to the garage and stairs rising to the first floor.

First Floor

External and internal staircases



Viewings

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

EPC Rating

34 - F, 34-35 Studio - G



Note

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



Description

A sizeable detached four/five bedroom property requiring modernisation in the sought after Withycombe Village Road area of Exmouth, offering the clear potential to create a second dwelling, subject to any requisite consents. The property currently has a double garage with ancillary accommodation over and additional on drive parking, for which planning permission was previously granted under application number 16/0520/FUL, on the 13th July 2016, for 'Conversion of garage to form separate dwelling' which has since lapsed. The plans allowed for a semi-detached, two storey, two bedroom property with car parking, with the main dwelling becoming a three bedroom semi-detached property with car parking to the side of the property. Interested parties must make and rely upon their own planning enquiries of East Devon District Council Planning Department.

Situated

The property is located a short distance from Withycombe Shopping Parade, offering a range of local shops, public houses, in proximity of educational facilities catering for all age groups. The nearby thriving seaside town centre of Exmouth offers a wide range of shopping, amenity and recreational facilities with its long sandy beaches, marina and a railway link to Exeter.

Existing Accommodation

Ground Floor

Entrance hall, sitting room, dining room, kitchen.

First Floor

Landing, four bedrooms, study, living room and bathroom.

Outside

A walled front garden, attached double garage, on drive parking and rear garden.

Viewing

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

Auctioneer's Notes

Please refer to the legal pack regarding the extended completion date. The property is sold as seen and may not be fully cleared. The Promap shown

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

EPC Rating

F



Description

A four bedroom, three reception room detached period property requiring modernisation set in a favoured residential location and enjoying far reaching views. The property has the benefit of a large cellar, good sized gardens requiring formalisation and car parking, offering tremendous potential to create an enviable family home.

Situated

Merlin Haven is a favoured location in the historic market town of Wotton-Under-Edge, with a vibrant town centre offering a range of bespoke shops, restaurants and public houses, educational facilities catering for all age groups and leisure facilities. The town is readily commutable to both Bristol and Gloucester with easy access to the M5 and M4 motorways.

Ground Floor

Entrance hall, sitting room, dining room, third reception room, kitchen and cloakroom.

First Floor

Landing, four bedrooms and bathroom.

Outside

Good sized gardens requiring formalisation offering far reaching views and car parking.

Viewings

Strictly by prior appointment with R A Bennet 01453 542288. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D



Legal packs

Legal packs are available to download via the website www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

For further information please call Sutton Kersh on **0151 207 6315** or email auctions@suttonkersh.co.uk

suttonkersh.co.uk





Description

A unique opportunity to acquire a substantial four storey Grade II Listed property, retaining a wealth of character features situated in the heart of Helston town centre, with additional two storey stone barn to the rear with an integral double garage, enclosed courtyard to the rear and car parking. The property has been partly renovated with some finishing works required and the benefit of a Grant of Conditional Planning Permission, under application number PA17/05435, on the 27th September 2017 for 'Proposed conversion of part of former wine bar and dwelling into 6 dwellings'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

Coinagehall Street forms the main thoroughfare and shopping centre of Helston, with a wide range of shopping and leisure facilities, supermarkets and retail parks, along with educational facilities catering for all age groups. The harbour and beach at Porthleven are within a 10 minute drive, with the Cathedral city of Truro, Falmouth, Penzance and Hayle being readily commutable from Helston.

Existing Accommodation Lower Ground Floor

Having external and internal access points: Hallway, commercial kitchen, room one, room two.

Ground Floor

Main entrance hall, room two, room three, rear hallway with side access, bedroom, bathroom and two cloakrooms.

First Floor

Landing, bedroom one with part finished en-suite and dressing room, bedroom two, former bathroom.

Second Floor

Landing, three further bedrooms and a shower room.

Outside

Enclosed courtyard garden area, attached two storey barn recently re-roofed and having an integral

double garage, additional car parking.

Proposed Accommodation As Granted

Two × Commercial units and wc, three × two bedroom flats and three × one bedroom flats with works having been commenced.

Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General



enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

Exempt as Grade II Listed.

LOT
83

Land adj Tremeer Town Cottage, St. Clether, Cornwall PL15 8QJ

GUIDE PRICE **£50,000–£75,000***

DEVELOPMENT OPPORTUNITIES

Description

A rare opportunity to acquire a single residential building plot situated in the heart of the Cornish village of St Clether and offering panoramic views over the surrounding countryside to Bodmin Moor, an Area of Outstanding Natural Beauty. The plot is South facing and split level, set behind a double gateway and entrance driveway.

Situated

St Clether is a rural village situated between the towns of Launceston and Camelford, both offering a comprehensive range of shopping, leisure and educational facilities, with the village being readily commutable to the A30 and in proximity of Bodmin Moor and the stunning North Cornwall coastline.

Planning

A Grant of Outline Planning Permission was issued by Cornwall Council planning department, under application number PA19/05617, on the 11th November 2019 for 'Outline Application for construction of dwelling with all matters except access reserved'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Directional Note

Traveling along the A30 take the A395 exit at Kennards House and passing through Pipers Pool take the turning on your left signed for St Clether. Proceed straight over the staggered crossroads, heading down into the village and at the bottom of the hill turn left, where the building plot can be found partway up the hill off a concrete driveway to your left.



Viewings

Strictly by prior appointment with Kivells Launceston 01566 776886. General enquiries Countrywide Property Auctions 01395 275691.



LOT
84

205 Central Park Towers, Central Park Avenue, Plymouth PL4 6NE

GUIDE PRICE **£20,000+***

RESIDENTIAL INVESTMENT

Description

A purpose built basement level student studio apartment with a fitted kitchen and integrated appliances, shower room and spacious lounge/bedroom area. The apartment is currently let until the 9th August 2022, on a 12 month renewable tenancy agreement at £380pcm/£4,560pae and we understand that the current tenant wishes to renew their tenancy for the 2022/2023 academic year. Central Park Towers also has a communal games room, a lift to all floors and bicycle storage facilities.

Situated

Central Park Towers is conveniently situated within walking distance of Plymouth city centre, the mainline railway station and the local park and leisure centre.

Basement Level

Apartment 205: Open plan living/sleeping area, kitchen and shower room.

Viewings

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

EPC Rating

C



General view of building



LOT
85

1 Market Street, Dartmouth, Devon TQ6 9QE

GUIDE PRICE **£450,000+***

MIXED USE

Description

A four storey mid terrace property situated in the thriving town centre of the highly sought after South Hams town of Dartmouth. This versatile property, currently let until May 2024 and generating a modest income of £18,000pae, has the potential to separate the upper floors maisonette from the commercial element on the ground floor, offering a dual faceted lettings opportunity, or for continued use as a combined home and business venture.

Situated

The vibrant waterside town of Dartmouth is both a popular tourist destination and a highly sought after place to live, with its bespoke shops, boutiques and galleries, restaurants and café, along with its popularity with sailing enthusiasts and the Dartmouth Royal Regatta.

Ground Floor

Main entrance and reception area, inner hallway, surgery, two store rooms and disabled cloakroom. Side entrance currently with dual access to the upper floors and ground floor reception area.

First Floor

Room 1 with WC and storeroom off, room 2, kitchenette and further storage area.

Second Floor

Open plan lounge/kitchen/diner, room 3 and family bathroom.

Third Floor

Room 4.

Viewings

Strictly by prior appointment with Fulfords Dartmouth 01803 832223. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

F

Next auction Thursday 14 July 2022

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suttonkersh.co.uk



Description

A high yielding multi-faceted freehold investment opportunity, comprising four × one bedroom flats, a ground floor retail premises, garage and additional enclosed yard space with two vacant storage facilities offering the potential for further income/potential redevelopment subject to any requisite consents. The retail unit is currently let and generating £400pcm/£4,800pae. Three of the flats are currently let on rolling ASTs at modest rents of £425pcm/£5,100 per flat, with the potential for increased rents of circa £600pcm, with the fourth flat currently vacant but ready to let and refurbished. The garage is also currently let at £100 pcm/£1,200 pae, with the current total combined income of £21,300pae/£26,400 when fully let.

Situated

Marlborough Street is situated in the heart of Devonport offering a wide selection of shops, mini supermarkets and food outlets. Set in the historic Naval Quarter of Plymouth the area is home to HMNB Devonport and is a regenerating neighbourhood with many of its historic buildings having been converted into luxury apartments.

Ground Floor

Self-contained shop unit comprising main retail area, inner hallway/storage with access to the rear courtyard and a rear office/storage area, totalling 73 square metres and with a VOA rating of £8,000. Separate access to the communal entrance hall to the flats and stairs rising to all floors.

EPC Rating

Flat 1 – D
Flat 2 – D
Flat 3 – C
Flat 4 – TBC
Shop – E

Viewings

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

First Floor

Communal landing with access to the fire escape.

Flat 1 Open plan lounge/kitchen/diner, double bedroom and shower room.

Flat 2 Entrance hall, open plan lounge/kitchen/diner, double bedroom and shower room.

Second Floor

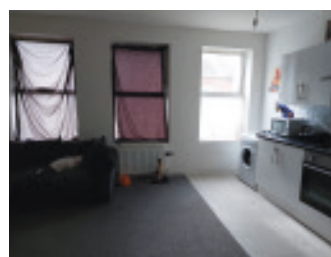
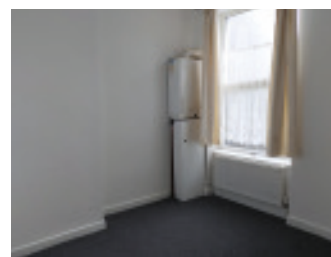
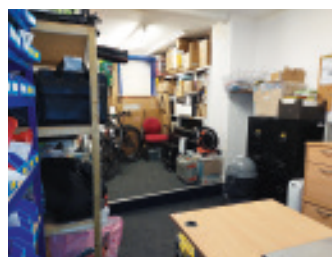
Flat 3 Entrance hall, open plan lounge/kitchen/diner, double bedroom and shower room.

Third Floor

Flat 4 Living room, kitchen, double bedroom and bathroom.

Outside

Fully enclosed rear courtyard with two vacant storage facilities, WC, yard space and garage, with pedestrian gateway.



LOT
87

2 Tre-pol-pen, Street-an-pol, St. Ives, Cornwall TR26 2DS

GUIDE PRICE **£325,000+***

MIXED USE

Description

An interesting opportunity to acquire a sizeable, vacant double fronted mixed commercial/residential property situated in the heart of St Ives town centre, currently arranged as two lock up shop units and a rear studio/store with kitchenette to the ground floor, with a charming self-contained first floor apartment accessed via an external staircase from the rear of the building. The property would lend itself as a multi-faceted lettings venture, or as a charming live/work opportunity in this thriving seaside town with perhaps additional lettings income.

Situated

Tre-Pol-Pen 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

Entrance hall, room one, room two and room three with kitchenette, cloakroom, door to the rear courtyard area.

First Floor

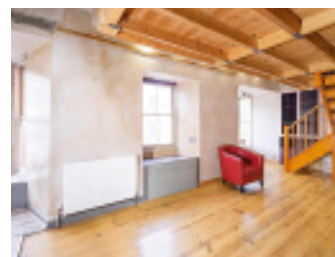
An external staircase leads to the self-contained apartment comprising a spacious open plan lounge/kitchen/diner, with wet room off. Mezzanine level sleeping loft and outside patio seating area.

Viewings

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

EPC Rating

D



LOT
88

Land at Smythen Farm (Bountree), Berrynarbor, Ilfracombe EX34 9TB

GUIDE PRICE **£150,000–£175,000***

LAND

Description

An interesting opportunity to purchase circa 0.5 acres of amenity woodland along with a two storey detached barn which has enjoyed recent renovation and requires finishing works, set in the stunning Sterridge Valley. We understand that the property historically formed two cottages as part of the Watermouth Castle Estate which were sold off from the estate in the 1920s. The property is likely to appeal to those seeking a rural retreat in this tranquil setting, hobby coppicers and for occasional recreational camping/caravanning.

Situated

The Sterridge Valley enjoys Area of Outstanding Natural Beauty, Heritage Coast and Coast and Estuary zone status, in the Parish of Berrynarbor, with the village hosting a community shop and post office, primary school, public house, village hall and church. The stunning North Devon coastline is circa 2 miles away from the property, with the South West Coast Path, Exmoor and a selection of recreational, shopping and leisure facilities in the surrounding area.

Auctioneer's Note

Interested parties must make and rely upon their own planning enquiries of North Devon District Council. We understand that there is currently no planning permission on the site.

Viewings

Strictly by prior appointment with Fulfords St Thomas Exeter 01392 411255. General enquiries Countrywide Property Auctions 01395 275691.



LOT
89

Former Public Conveniences, Callington Road, Saltash, PL12 6LW

GUIDE PRICE **£30,000+***

DEVELOPMENT OPPORTUNITIES

Description

An interesting opportunity to acquire a former public conveniences situated adjacent to the sports ground at Callington Road and with public layby parking available nearby. The property would lend itself to a variety of uses, subject to any requisite consents, given its prominent location and also having the benefit of mains electricity, water and drainage already on site. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

Callington Road is one of the main arterial roads in Saltash linking to the main A38 to Plymouth and Cornwall. Saltash offers a wide range of shopping, leisure and recreational facilities with further facilities and amenities available in Plymouth city centre.

Viewings

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

Note

The Promap shown is for
approximate identification
purposes only and is not to scale.
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LOT
90

3 Chilecito Villas, Fore Street, Lelant, St. Ives, Cornwall TR26 3EN

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A three bedroom end of terrace period property requiring refurbishment, enjoying a good sized plot in the popular village of Lelant, with front and rear gardens, on drive parking and estuary views from the rear of the property. The property retains a wealth of period features and offers tremendous potential to become an enviable family home, with perhaps the potential for further extension subject to requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Lelant is a popular village, readily accessible to the A30 and with two train stations on the St Ives Bay line running from St Ives to Penzance. Lelant offers Porthkidney Sands beach on its Atlantic side and sandy coves along with estuary inland, with shops, educational and leisure facilities available at Hayle circa 1 mile and St Ives circa 2.5 miles.

Ground Floor

Entrance porch, hallway, sitting room with bay window and feature fire place, archway through to the dining room with feature fire place, kitchen/breakfast room and conservatory.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Outside

Gardens to the front, side and rear of the property requiring formalisation, storage shed and on drive parking.

EPC Rating

TBC

Viewings

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



LOT
91

123 Kingsheath Avenue, Liverpool L14 2DQ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end town house benefitting from partial double glazing, central heating and front and back gardens. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situated

Fronting Kingsheath Avenue which is off of East Prescot Road within close proximity to local amenities, schooling and transport links. The property is approximately 7 miles from Liverpool city centre.

Ground Floor
Hall, Lounge, Kitchen

First Floor
Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

D

SOLD PRIOR

Not a Sutton Kersh agent. Sutton Kersh have not inspected this property and all details listed have been provided by the vendor.

Please note the vendor has advised that there is a live Enforcement Notice on the property – please see legal pack for further details. The vendor of the property is currently in the process of getting the required works completed.



LOT
92

545 Southport Road, Bootle, Merseyside L20 0DE

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A vacant three bedroom town house benefitting from double glazing, central heating, a driveway, front and rear gardens. The property has previously been let to 4 individual tenants at a rental income of £14,400 per annum, it would be suitable for occupation or investment purposes.

Situated

Fronting Southport Road at its junction with Linacre Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor
Hall, Letting Room 1, Kitchen, Communal Living Room.

First Floor
Three Letting Rooms, Bathroom/WC

Outside

Front and rear gardens and a driveway.

EPC Rating

D.

SOLD PRIOR



LOT
93

34 Andrew Street, Liverpool L4 4DT

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A three bedroomed mid terraced property benefitting from double glazing and central heating. The property is in need of repair and modernisation and once refurbished would be suitable for resale or investment purposes.

Situated

Off County Road (A59) and Goodison Road in a popular and well established residential location close to local amenities, Everton Football Club, Goodison Park and transport links. Approximately 4 miles from Liverpool city centre.

Cellar

Not internally inspected by Sutton Kersh.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen (no fittings), Bathroom/WC

First Floor

Two Bedrooms

Second Floor

One Further Bedroom

Outside

Yard to the Rear

SOLD PRIOR



LOT
94

7 Channell Road, Fairfield, Liverpool L6 6DD

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from partial double glazing. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £8,400 per annum.

Situated

Off Sheil Road in a popular location within easy reach of local amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

TBC

SOLD PRIOR



LOT
95

30 Holbeck Street, Liverpool L4 2UT

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,500 per annum.

Situated

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

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E

SOLD PRIOR



LOT
96

82 Handfield Street, Liverpool L5 6PF

GUIDE PRICE **£47,500+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes producing a rental income of approximately £6600.00 per annum.

Situated

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

Ground Floor

Through Living Room/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Garden.

EPC Rating

D

SOLD PRIOR



LOT
97

16 Seafore Close, Liverpool L31 2JS

GUIDE PRICE £90,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle town house benefitting from central heating, double glazing and gardens to the front and rear of the property. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum.

Situated

Off Southport Road (A5147) in the popular and well established residential area of Lydiate within close proximity to local amenities, schooling and transport links. The property is approximately 11.5 miles from Liverpool city centre.

Ground Floor

Hall, WC, Kitchen, Dining Area, Living Room

First Floor

Bathroom/WC, three bedrooms

Outside

Gardens to the Front and Rear, Shed

EPC Rating

D

SOLD PRIOR



LOT
98

62 Rydal Street, Liverpool L5 6QS

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

Description

A vacant two bedroomed middle terraced house benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

Situated

Off Thirlmere Road and Breck Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room, Kitchen/Diner

First Floor

Two Bedrooms, Bathroom/W.C

Outside

Yard to Rear

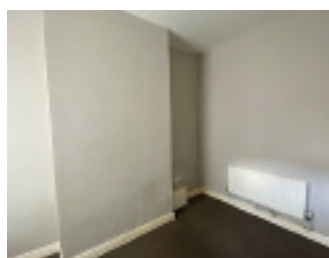
EPC Rating

TBC

Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS



LOT
99

32 Larkhill Lane, Clubmoor, Liverpool L13 9BL

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached property converted to provide three self-contained flats (one × one bed and two × two bed bed) together with a garage/workshop to the rear with a roller shutter. The property is in good condition throughout and benefits from double glazing and central heating. The ground floor is currently let by way of a rolling contract producing £4800 per annum. The two vacant flats have recently been refurbished and are suitable for immediate letting. The garage is also suitable for letting purposes. The potential income when fully let is approximately £22,000 per annum.

Situated

Fronting Larkhill Lane in a popular and well established residential location within easy reach to local amenities, schooling, Liverpool Football Club and approximately 4 miles to Liverpool city centre.

Ground Floor

Flat 32C with its own entrance – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside

Front Forecourt, Garage to the rear.

First Floor

Flat 32A Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

Flat 32B Hall, Lounge, Bedroom, Kitchen, Bathroom/WC.

EPC Rating

TBC



LOT
100

53 Warbreck Avenue, Liverpool L9 8DJ

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A double fronted two bedroomed extended end of terrace house benefiting from double glazing and central heating. The property could be converted to a three bedroom, subject to the necessary consents. Following modernisation it would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

Situated

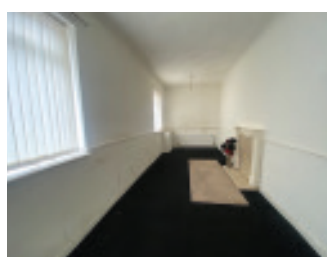
Off Walton Road in a popular and well established residential location, close to local amenities and schools. Approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms



LOT
101

32 Mansell Road, Liverpool L6 6AZ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from majority double glazing and central heating. Following minor cosmetic works the property would be suitable for investment purposes with the potential rental income being £6,300 per annum.

Situated

Off Molyneux Road, which in turn is off Sheil Road in a popular and well-established residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear.

EPC Rating

E



LOT
102

32 Winslow Street, Liverpool L4 4DJ

GUIDE PRICE **£45,000+***

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 Shortold Tenancy producing £5,720 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Rear Yard.

EPC Rating

TBC

Note

Sutton Kersh have not carried out an internal inspection and all details have been provided by the vendor.



LOT
103

36 Grantham Street, Liverpool L6 6BX

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroom terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6300 per annum.

Situated

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

Ground Floor

Through Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

F.

Note

A sale has been agreed and the purchaser has until 19th May 2022 to complete. Should the purchaser fail to complete, the property will be offered at auction on 26th May.

Joint Agent

Entwistle Green



LOT
104

4 Sandringham Court, Southport, PR9 0BH

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A first floor self-contained two bed roomed flat benefiting from double glazing, central heating and parking. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600 per annum. Please note the property is suitable for cash buyers only

Situated

Fronting Gordon Street, off Seabank Road which in turn is off Lord Street, within walking distance of local amenities, restaurants and transport links.

Ground Floor

Communal Entrance Hallway

First Floor

Flat Hall, Living room, Kitchen, Two Bedrooms, Bathroom/WC

Outside

Parking to the rear (on an informal basis)

EPC Rating

TBC

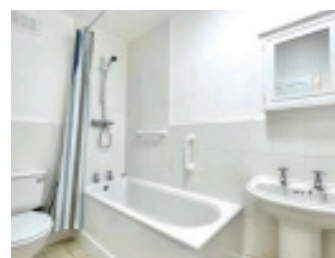
Note

Leasehold from 29/09/1973 for 99 years. Ground rent is

approximately £60 per annum. Service charge is approximately £80 pcm. The Freeholders solicitor advises that a lease extension is available – the lease can be extended by an additional 90 years with a peppercorn ground rent. The extension premium is £12,000 plus the Freeholder's legal fees of £1,200 plus VAT and the agent's fee of £875 plus VAT.

Joint Agent

Stephanie Macnab



LOT
105

30 Euston Street, Liverpool L4 5PR

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced property benefitting from double glazing and central heating. Following a scheme or refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £6900 per annum.

Situated

Off County Road in a popular and well established residential location within close proximity to County Road amenities, schooling and Liverpool city centre is approximately 4 miles away.

Lower Ground Floor

Cellar – Not Inspected

EPC Rating

D

Ground Floor

Entrance Hallway, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Second Floor

Bedroom

Outside

Yard To Rear



LOT
106

213 Queens Drive, Walton, Liverpool L4 6SQ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end-town house benefiting from front and rear gardens and a driveway. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

Situated

Fronting Queens Drive in a popular and well-established residential location with close proximity to local amenities, schooling, transport links and within walking distance to Walton Hall Park. Approximately 4.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, Front and Rear Gardens.

EPC Rating

TBC



LOT
107

1 Mercer Drive, Liverpool L4 4QQ

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A one bedroom quasi semi-detached property benefiting from double glazing, central heating, front and rear gardens. The property is in good condition throughout and would be suitable for investment purposes, the potential rental income when let being approximately £5,400 per annum.

Situated

Off Fountains Road which in turn is off West Minster Road in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

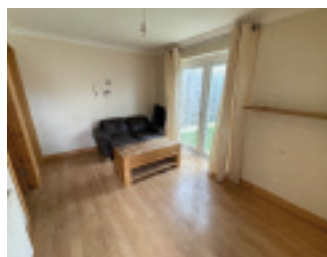
Vestibule, Lounge, Kitchen

First Floor

Bedroom, Shower/WC

Outside

Front and Rear Gardens.



Next auction Thursday 14 July 2022

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Sutton Kersh on **0151 207 6315** or email **auctions@suttonkersh.co.uk**

suttonkersh.co.uk



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. 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.

ID can be approved as follows:

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 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 telephone, internet or proxy bidding forms through your user account.

Alternatively

If you are unable to complete our online registration process and will be sending us a hard copy of the remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. A list of acceptable documents can be found below.

Registration must be completed in advance of the auction date, otherwise you will be unable to bid.

Solicitors, the bank, an accountant, or other professional body including ourselves can certify the relevant ID. <https://www.gov.uk/certifying-a-document>.

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

1. In the case of **an individual bidding at auction**, we require 3 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 all parties to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
3. In the case of **an individual acting on behalf of a UK registered limited company or Limited Liability Partnership (LLP)** we will require evidence of authorisation to act together with details about the company including:
 - Company Registration Number
 - Certificate of incorporation
 - Proof of Registered Office Address
 - Full names of Board of Directors
 - For an LLP, ID for 2 designated members
 - Proof of Registered Office Address
 - ID for the individual(s) controlling the transaction
 - ID for the individual(s) who (directly or indirectly) hold more than 25% of the capital, profits or voting rights
 - For LLPs we require ID for 2 designated members
4. In the case of **business partnerships**, we require all partners and any parties controlling the transaction to complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
5. In the case of **Trusts** we require a copy of the trust deed, ID for the trustees and ID for any beneficiary with an interest of more than 25% in the trust. All parties must complete our Credas ID check or provide 3 forms of certified ID, together with authorisation to act for the third party – a list of acceptable documents can be found below.
6. Funds for the deposit – The deposit must be paid from a UK bank or building society. We may ask for evidence of the source of funds and the link between the bidder or buyer and the provider of the funds.
7. Your ID will be kept on file in line with our group document retention policy 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 this is not a credit check but may leave a soft footprint on your records. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
8. Pre-registration to bid remotely will need to be in place 24 hours before the date of the auction. In all cases we will require proof of funds.

Acceptable Identification Documents

We require **both** primary and secondary identification documents.

Please note, the same ID document(s) cannot be used more than once. We **do not** accept expired documents outside of their valid dates.

A Primary documents – individual's proof of ID

(one document from **List 1** or one document from **both List 2 and List 3**)

List 1:

- Valid passport with a full Machine Readable Zone (MRZ)
- Valid photo card driving licence (Full and Provisional)
- Valid full National Identity Card with MRZ (both sides)
- Valid Firearms certificate/shotgun licence.
- Valid UK Biometric Residence Permit (both sides)

or

List 2:

- Local authority council tax bill (for the current council tax year)
- Department of Work & Pensions letter within the last **12** months
- Her Majesty's Revenue and Customs (HMRC) notification dated within the last **12** months
- Disclosure and Barring Service (DBS) letter within the last **12** months
- Home Office Letter within the last **12** months
- Valid full UK driving licence (non-photo, paper) issued before 1998 (as long as the address is current)

and

List 3:

- Local authority council tax bill (for the current council tax year)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Bank Letter within the last **3** months
- Credit card statement, dated within the last **3** months
- Bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Court appointment letter within the last **12** months

B Secondary documentation – individual's proof of address

Secondary identification documents must show full name and current home address. We accept downloaded utility bills and bank statements printed from the internet, as identified below, however for all other documents, we must see/verify the originals.

Note: to avoid any delays please do not delete bank account numbers and sort codes, National Insurance numbers as we are able to verify these details.

Note: we do **not** accept expired documents outside of their valid dates.

- Valid full photo card driving licence (Full and Provisional)
- UK bank/building society statements/summary, dated within the last **3** months including account number and sort code, as verifiable (**accept internet printed**)
- Mortgage statement, (dated within the last **3** months) (**accept internet printed**)
- Utility bill (such as electricity, gas, landline, satellite TV or water bill dated within the last **3** months (**accept internet printed**))
- Local authority council tax bill (for the current council tax year)
- Local/State Benefit Letter within the last **12** months
- Her Majesty's Revenue and Customs (HMRC) notification dated within the last **12** months
- Royal Mail – mail redirection confirmation within the last **3** months
- TV Licence within the last **12** months
- Letter from a Solicitors Regulatory Authority authorised Solicitor within the last **3** months
- Current tenancy agreement issued by a solicitor, Housing Association, Council or reputable letting agent.

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 countrywide.co.uk

countrywide.co.uk/notices/PrivacyNotice.pdf

Printed 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

Our results speak for themselves!

But here are just a few kind words from some of the satisfied vendors we have sold properties for in recent auctions.



I have not only bought but also sold many properties with Sutton Kersh auctions. The whole process is always smooth and Cathy and the team do an amazing job at getting the best price for my properties. I highly recommend Sutton Kersh if you're looking to sell your property.

Balraj Singh Bahia



The service that Victoria and Paul gave to me whilst I was trying to sell the house, a process I had not gone through before, was second to none...

A superb service!

Thanks guys

John M



I would like to thank everyone at Sutton Kersh for their hard work in bringing my property to auction, and for achieving such a great price for me. The whole process was stress-free, they were very professional explaining the whole process from start to finish and answering any queries which I had. I would have no hesitation in recommending Sutton Kersh, an excellent service.

Many thanks

Lynn Cullington



Hi Victoria,

I recently sold two properties with Sutton Kersh Auctions, we achieved more than I would have using a traditional estate agent but even better than that was the stress-free 28 day sales completion process which with a conventional sale can take close to 6 months and be very stressful.

I would never go back to using a conventional estate agent when Sutton Kersh and the auction team can do it far better.

Many thanks

Billy

For a no obligation appraisal of your property's suitability to be included in our next auction, please email us at auctions@suttonkersh.co.uk or call Cathy Holt or Victoria Kenyon on **0151 207 6315**



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



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

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

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25 Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

A5.5a. The Deposit:

- (a) must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
- (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller

G30.2 Buyer's Administration Charge

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

G30.3 Extra Auction Conduct Conditions

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

G30.4 Searches

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

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