

property auction

Registration closes promptly at
12pm on **Tuesday 4 April**
and you must be pre-registered
before this time in order to bid

PLEASE NOTE THIS SALE IS BEING HELD ON A WEDNESDAY

Wednesday 5 April 2023

12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

A yellow curved line graphic that starts under the 'S' and ends under the 'h' in SuttonKersh.

suttonkersh.co.uk


Countrywide
Property Auctions

Merseyside's leading auction team...



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



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



Wendy Alexander ANAVA
Head of South West
Property Auctions
wendy.alexander@
countrywide.co.uk



Andrew Binstock
BSc (Hons)
Auctioneer



Katie Donohue
BSc (Hons) MNAVA
Auction Valuer/Business
Development Manager



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



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



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



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



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



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



Jessica Barnett
Auction Administrator
jessica.barnett@
suttonkersh.co.uk

Contact

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

Victoria Kenyon MNAVA
victoria.kenyon@suttonkersh.co.uk

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

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

for free advice or to arrange a free valuation

2023 Auction Dates

Auction

Thursday 16th February

Wednesday 5th April

Thursday 25th May

Thursday 13th July

Thursday 7th September

Thursday 26th October

Thursday 7th December

Closing

Friday 20th January

Friday 10th March

Friday 28th April

Friday 16th June

Friday 11th August

Friday 29th September

Friday 10th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to our second sale of our 2023 auction series which, as usual, will start at 12 noon prompt!

Once again this sale will be live streamed only with Auctioneer Andrew Binstock in charge of proceedings.

With the continued economic outlook still no clearer in the short to medium term, property still remains one of the safer havens for investors and speculators alike. We have another full and varied catalogue for you to look over with lots to suit all appetites and budgets and we are seeing a massive interest in vacant houses so look out for those in this sale as they will go quick!

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

Lots 2 & 35 4 & 6 Quernmore Road, Kirkby, Liverpool L33 6UU
RESIDENTIAL INVESTMENT
Guide price £55,000+* each

Lot 26 60 Barnham Drive, Childwall, Liverpool L16
VACANT RESIDENTIAL **Guide price £230,000+***

Lot 29 The Old Dairy Guest House, 39a Kempton Road, Liverpool L15 1HE
VACANT RESIDENTIAL **Guide price £350,000+***

Lot 44 16 Deane Road, Kensington, Liverpool L7 0ET
VACANT RESIDENTIAL **Guide price £300,000+***

Lot 52 39 Irvine Street, Edge Hill, Liverpool L7 8SY
VACANT RESIDENTIAL **Guide price £275,000+***

Lot 83 38 Bromwich Street, Bolton BL2 1JF
RESIDENTIAL INVESTMENT **Guide price £180,000+***

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

109 lots available

40+
vacant residential

40+
residential investment

4
commercial investment

4
development opportunities

5
mixed use

2
vacant commercial

1
land

1
restricted occupancy

Highlights



6 Quernmore Road, Kirkby, Liverpool L33 6UU



60 Barnham Drive, Childwall, Liverpool L16 5ES



The Old Dairy Guest House, 39a Kempton Road, Liverpool L15 1HE



39 Irvine Street, Edge Hill, Liverpool L7 8SY

2023 – our year so far!



74

LOTS SOLD



£8.24m

RAISED



84%

SUCCESS

SuttonKersh

JAN

FEB

74 | **£8.24m** | **84%**
LOTS SOLD | RAISED | SUCCESS

MAR

APR

Thursday 25 May
Closing Friday 28 April

MAY

JUN

Thursday 13 July
Closing Friday 16 June

JUL

AUG

Thursday 7 September
Closing Friday 11 August

SEPT

OCT

Thursday 26 October
Closing Friday 29 September

NOV

DEC

Thursday 7 December
Closing Friday 10 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 £1,800 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 £1,800 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 £1,800 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
17. 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.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. 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.
20. Sutton Kersh hold regular property auctions throughout the year.
21. 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 £1,800 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.



MS LENDING GROUP

MS Lending Group are on hand before, during, and after the auction to help you with your finance.

Funding for residential investment, commercial property, and land purchases.



No minimum loan size.



No valuation upto £500k on residential and commercial purchases.



No minimum Bridge term.



Completions within 36 hours.



Desktop valuation available upto £1m.



Funds agreed same day.

BID WITH CONFIDENCE. HAVE YOUR FINANCE PRE-APPROVED BEFORE AUCTION AND LET US HELP YOU COMPLETE WITHIN 36 HOURS.

Real products, with real people making real decisions.
We're MS Lending Group.

Speak to decision makers and see how MS Lending Group can help you.

Contact us:

enquiries@mslendinggroup.co.uk

www.mslendinggroup.co.uk

0161 823 7993



Order of sale **Wednesday 5 April 2023**

For sale by public auction unless sold prior or withdrawn

1	8 Chester Road, Anfield, Liverpool L6 4DZ	£75,000+*
2	6 Quernmore Road, Kirkby, Liverpool L33 6UU	£55,000+*
3	12 Ismay Street, Liverpool L4 4EF	£45,000+*
4	143 Walton Village, Liverpool L4 6TG	£25,000+*
5	27 Nixon Street, Liverpool L4 5PP	£100,000+*
6	59 Spellow Lane, Liverpool L4 4DE	£95,000+*
7	36 Thornside Walk, Liverpool L25 5PL	£38,000+*
8	105/105a Goodison Road, Liverpool L4 4EN	£60,000+*
9	159 Hereford Drive, Bootle, Merseyside L30 1PP	£65,000+*
10	19 Caryl Grove, Liverpool L8 6RN	£50,000+*
11	Land at 85–89 King Street, Wallasey, Merseyside CH44 0BY	£90,000+*
12	4 Market Gate, Warrington WA1 2LJ	£175,000+*
13	73 Neville Street, Platt Bridge, Wigan, Lancashire WN2 5BL	£65,000+*
14	494 Atherton Road, Hindley Green, Wigan, Lancashire WN2 4QF	£65,000+*
15	71 Sydney Street, Platt Bridge, Wigan, Lancashire WN2 5BS	£55,000+*
16	4 Fairfield Avenue, Platt Bridge, Wigan, Lancashire WN2 5AF	£60,000+*
17	Flats 1 & 2, 546 Liverpool Road, Platt Bridge, Wigan WN2 3TT	£60,000+*
18	59 Manley Street, Ince, Wigan, Lancashire WN3 4SA	£65,000+*
19	145 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AE	£60,000+*
20	1 Earnshaw Street, Bolton BL3 3LY	£60,000+*
21	19 Beechwood Street, Bolton BL3 2DE	£60,000+*
22	466 Bury Road, Bolton BL2 6DS	£60,000+*
23	48 Bickershaw Lane, Abram, Wigan, Lancashire WN2 5PL	£60,000+*
24	26 Heyes Street, Liverpool L5 6SG	£125,000+*
25	108a Muirhead Avenue East, Liverpool L11 1EL	£25,000+*
26	60 Barnham Drive, Childwall, Liverpool L16 5ES	£225,000+*
27	5 Butterley Row, Ripley, Derbyshire DE5 3QZ	£75,000+*
28	75 Ropery Road, Gainsborough, Lincolnshire DN21 2NU	£35,000+*
29	The Old Dairy Guest House, 39a Kempton Road, Liverpool L15 1HE	£350,000+*
30	122 Richard Kelly Drive, Liverpool L4 9SB	£95,000+*
31	78 Hawkins Street, Liverpool L6 6BZ	£50,000+*
32	3 Overbury Street, Edge Hill, Liverpool L7 3HJ	£225,000+*
33	55 Abbey Drive, Houghton Le Spring, Tyne and Wear DH4 5LA	£60,000+*
34	19 Sydney Street, Liverpool L9 4SW	£60,000+*
35	4 Quernmore Road, Kirkby, Liverpool L33 6UU	£55,000+*
36	1 Colne Road, Burnley, Lancashire BB10 1LD	£270,000+*
37	23 Shelley Street, Bootle, Merseyside L20 4LG	£55,000+*
38	96 Aspes Road with land to the side, Liverpool L12 6QD	£120,000+*
39	28 Grey Road, Liverpool L9 1AY	WITHDRAWN
40	13 Kiddman Street, Liverpool L9 1EJ	£55,000+*
41	31 Olney Street, Liverpool L4 5QN	£60,000+*
42	Land fronting Childwall Valley Rd, Tuffins Corner, Liverpool L27 7BR	£40,000+*
43	91 Elmwood Road, Barnton, Northwich, Cheshire CW8 4NG	£165,000+*
44	16 Deane Road, Kensington, Liverpool L7 0ET	£300,000+*
45	3 Ribble Road, Gateacre, Liverpool L25 5PN	£100,000+*
46	134/136 Linacre Road, Litherland, Liverpool L21 8JT	£130,000+*
47	7 Queens Road, Birkenhead, Merseyside CH42 1QY	£165,000+*
48	40 Mill View Tower, Liverpool L8 6AG	£45,000+*
49	29 Vernon Street, St. Helens, Merseyside WA9 1LW	£45,000+*
50	6 Swallowhurst Crescent, Liverpool L11 2UX	£100,000+*
51	29 Guildhall Road, Liverpool L9 4SJ	£50,000+*
52	39 Irvine Street, Edge Hill, Liverpool L7 8SY	£275,000+*
53	264 Binns Road, Liverpool L13 1BS	£70,000+*
54	100 Lawrence Road, Liverpool L15 0EQ	£150,000+*
55	Pod 24, Room D Cluster 5, Queensland Place, 2 Chatham Place L7 3AA	£15,000+*

56	903 The Studios, 25 Plaza Boulevard, Liverpool L8 5ST	£32,000+*
57	2 Saker Street, Liverpool L4 0RA	£55,000+*
58	35 Bardsay Road, Liverpool L4 5SG	£65,000+*
59	25 Colville Street, Liverpool L15 4JX	£65,000+*
60	82 August Road, Liverpool L6 4DE	£60,000+*
61	Flat 1, 1 Adelaide Terrace, Liverpool L22 8QD	£135,000+*
62	281 County Road, Walton, Liverpool L4 5PQ	£200,000+*
63	19 Osborne Road, Tuebrook, Liverpool L13 8AS	£175,000+*
64	289 Townsend Lane, Clubmoor, Liverpool L13 9DG	£65,000+*
65	43 Gladstone Road, Liverpool L9 1DX	£65,000+*
66	Flat 1, 96 Huskisson Street, Liverpool L8 7LS	£76,000+*
67	258 Westminster Road, Liverpool L4 4LZ	£110,000+*
68	20 Plumer Street, Liverpool L15 1EE	£60,000+*
69	71 Needham Road, Liverpool L7 0EF	£180,000+*
70	11 Sutcliffe Street, Liverpool L6 6AS	£65,000+*
71	16a Charlton Road, Liverpool L13 4AP	£100,000+*
72	Apartment 57 The Reach, 39 Leeds Street, Liverpool L3 2DA	£85,000+*
73	86 Windsor Road, Tuebrook, Liverpool L13 8BB	£100,000+*
74	4 Sulby Avenue, Liverpool L13 7HD	£85,000+*
75	10 Hornsey Road, Liverpool L4 2TN	£65,000+*
76	2 Mitchell Avenue, Burtonwood, Warrington WA5 4JF	£135,000+*
77	Apt 413, St Cyprians Student Hall, 90 Durning Rd, Liverpool L7 5NH	£28,000+*
78	3 Harebell Street, Liverpool L5 7RL	£40,000+*
79	44 Hartleys Village, Liverpool L9 7AH	£55,000+*
80	Flat 14, 132 Moscow Drive, Liverpool L13 7DL	£68,000+*
81	28 Gateacre Brow, Gateacre, Liverpool L25 3PB	£185,000+*
82	557-559 Market Street, Whitworth, Rochdale, Lancashire OL12 8QS	£200,000+*
83	38 Bromwich Street, Bolton BL2 1JF	£180,000+*
84	43 Oxton Road, Birkenhead, Merseyside CH41 2QQ	£160,000+*
85	26 Cherry Vale, Gateacre, Liverpool L25 5PX	£150,000+*
86	11 Pentewan Hill, Pentewan, St. Austell, Cornwall PL26 6DD	£295,000+*
87	10 Jack Stephens Estate, Penzance, Cornwall TR18 2QE	£145,000+*
88	182 St. Levan Road, Plymouth PL2 1HW	SOLD PRIOR
89	18 Treverbyn Road, Truro, Cornwall TR1 1RG	£75,000-£100,000*
90	The Grooms Lodge, Stanborough Hundred, Halwell, Totnes TQ9 7JG	£150,000+*
91	23 Marlborough Street, Plymouth PL1 4AE	£200,000+*
92	St John Ambulance Hall, Lower Bore Street, Bodmin PL31 2JU	£100,000+*
93	88 Chestnut Avenue, Exeter EX2 6DN	£125,000+*
94	1 Church View Cottages, Chard Street, Thorncombe TA20 4NF	£135,000+*
95	The Maisonette, 31 North Road, Torpoint, Cornwall PL11 2DH	£85,000+*
96	Bosvigo Stores, 1a Harrison Terrace, Truro, Cornwall TR1 3EL	SOLD PRIOR
97	130 Withycombe Village Road, Exmouth, Devon EX8 3AN	SOLD PRIOR
98	13 Clarence Place, Stonehouse, Plymouth PL1 3JW	£118,000+*
99	Yew Tree Cottage, Botallack, St. Just, Penzance, TR19 7QG	£185,000+*
100	17a Aigburth Drive, Liverpool L17 4JG	SOLD PRIOR
101	20 Mansell Road, Liverpool L6 6AZ	SOLD PRIOR
102	545 Southport Road, Bootle, Merseyside L20 0DE	SOLD PRIOR
103	4 Richard Kelly Close, Liverpool L4 8TU	SOLD PRIOR
104	Land on the corner of Arthur St & Beckwith St, Birkenhead CH41 4HW	SOLD PRIOR
105	56 Scorton Street, Liverpool L6 4AT	SOLD PRIOR
106	35a Radstock Road, Liverpool L6 3AU	WITHDRAWN
107	160-162 Breck Road, Everton, Liverpool L5 6PX	£250,000+*
108	30 County Road, Walton, Liverpool L4 3QH	£110,000+*
109	68 Baden Road, Old Swan, Liverpool L13 5UW	£75,000+*

Order of sale by type

Commercial investment

- 12 4 Market Gate, Warrington WA1 2LJ
- 46 134/136 Linacre Road, Litherland, Liverpool L21 8JT
- 62 281 County Road, Walton, Liverpool L4 5PQ
- 84 43 Oxton Road, Birkenhead, Merseyside CH41 2QQ

Development opportunities

- 11 Land at 85–89 King Street, Wallasey, Merseyside CH44 0BY
- 42 Land fronting Childwall Valley Rd, Tuffins Corner, Liverpool L27 7BR
- 92 St John Ambulance Hall, Lower Bore Street, Bodmin PL31 2JU
- 107 160–162 Breck Road, Everton, Liverpool L5 6PX

Land

- 104 Land on the corner of Arthur St & Beckwith St, Birkenhead CH41 4HW

Mixed use

- 8 105/105a Goodison Road, Liverpool L4 4EN
- 82 557–559 Market Street, Whitworth, Rochdale, Lancashire OL12 8QS
- 91 23 Marlborough Street, Plymouth PL1 4AE
- 96 Bosvigo Stores, 1a Harrison Terrace, Truro, Cornwall TR1 3EL
- 108 30 County Road, Walton, Liverpool L4 3QH

Residential investment

- 2 6 Quernmore Road, Kirkby, Liverpool L33 6UU
- 3 12 Ismay Street, Liverpool L4 4EF
- 5 27 Nixon Street, Liverpool L4 5PP
- 10 19 Caryl Grove, Liverpool L8 6RN
- 13 73 Neville Street, Platt Bridge, Wigan, Lancashire WN2 5BL
- 14 494 Atherton Road, Hindley Green, Wigan, Lancashire WN2 4QF
- 15 71 Sydney Street, Platt Bridge, Wigan, Lancashire WN2 5BS
- 16 4 Fairfield Avenue, Platt Bridge, Wigan, Lancashire WN2 5AF
- 17 Flats 1 & 2, 546 Liverpool Road, Platt Bridge, Wigan WN2 3TT
- 18 59 Manley Street, Ince, Wigan, Lancashire WN3 4SA
- 19 145 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AE
- 20 1 Earnshaw Street, Bolton BL3 3LY
- 21 19 Beechwood Street, Bolton BL3 2DE
- 22 466 Bury Road, Bolton BL2 6DS
- 23 48 Bickershaw Lane, Abram, Wigan, Lancashire WN2 5PL
- 24 26 Heyes Street, Liverpool L5 6SG
- 31 78 Hawkins Street, Liverpool L6 6BZ
- 32 3 Overbury Street, Edge Hill, Liverpool L7 3HJ
- 35 4 Quernmore Road, Kirkby, Liverpool L33 6UU
- 39 28 Grey Road, Liverpool L9 1AY
- 40 13 Kiddman Street, Liverpool L9 1EJ
- 41 31 Olney Street, Liverpool L4 5QN

- 47 7 Queens Road, Birkenhead, Merseyside CH42 1QY
- 48 40 Mill View Tower, Liverpool L8 6AG
- 54 100 Lawrence Road, Liverpool L15 0EQ
- 55 Pod 24, Room D Cluster 5, Queensland Place, 2 Chatham Place L7 3AA
- 56 903 The Studios, 25 Plaza Boulevard, Liverpool L8 5ST
- 57 2 Saker Street, Liverpool L4 0RA
- 59 25 Colville Street, Liverpool L15 4JX
- 60 82 August Road, Liverpool L6 4DE
- 61 Flat 1, 1 Adelaide Terrace, Liverpool L22 8QD
- 68 20 Plumer Street, Liverpool L15 1EE
- 69 71 Needham Road, Liverpool L7 0EF
- 70 11 Sutcliffe Street, Liverpool L6 6AS
- 72 Apartment 57 The Reach, 39 Leeds Street, Liverpool L3 2DA
- 74 4 Sulby Avenue, Liverpool L13 7HD
- 77 Apt 413, St Cyprians Student Hall, 90 Durning Rd, Liverpool L7 5NH
- 78 3 Harebell Street, Liverpool L5 7RL
- 79 44 Hartleys Village, Liverpool L9 7AH
- 83 38 Bromwich Street, Bolton BL2 1JF
- 88 182 St. Levan Road, Plymouth PL2 1HW
- 98 13 Clarence Place, Stonehouse, Plymouth PL1 3JW
- 101 20 Mansell Road, Liverpool L6 6AZ
- 102 545 Southport Road, Bootle, Merseyside L20 0DE
- 105 56 Scorton Street, Liverpool L6 4AT
- 106 35a Radstock Road, Liverpool L6 3AU

Restricted occupancy

- 90 The Grooms Lodge, Stanborough Hundred, Halwell, Totnes TQ9 7JG

Vacant commercial

- 4 143 Walton Village, Liverpool L4 6TG
- 81 28 Gateacre Brow, Gateacre, Liverpool L25 3PB

Vacant residential

- 1 8 Chester Road, Anfield, Liverpool L6 4DZ
- 6 59 Spellow Lane, Liverpool L4 4DE
- 7 36 Thornside Walk, Liverpool L25 5PL
- 9 159 Hereford Drive, Bootle, Merseyside L30 1PP
- 25 108a Muirhead Avenue East, Liverpool L11 1EL
- 26 60 Barnham Drive, Childwall, Liverpool L16 5ES
- 27 5 Butterley Row, Ripley, Derbyshire DE5 3QZ
- 28 75 Ropery Road, Gainsborough, Lincolnshire DN21 2NU
- 29 The Old Dairy Guest House, 39a Kempton Road, Liverpool L15 1HE
- 30 122 Richard Kelly Drive, Liverpool L4 9SB
- 33 55 Abbey Drive, Houghton Le Spring, Tyne and Wear DH4 5LA
- 34 19 Sydney Street, Liverpool L9 4SW
- 36 1 Colne Road, Burnley, Lancashire BB10 1LD
- 37 23 Shelley Street, Bootle, Merseyside L20 4LG

- 38 96 Aspes Road with land to the side, Liverpool L12 6QD
- 43 91 Elmwood Road, Barnton, Northwich, Cheshire CW8 4NG
- 44 16 Deane Road, Kensington, Liverpool L7 0ET
- 45 3 Ribble Road, Gateacre, Liverpool L25 5PN
- 49 29 Vernon Street, St. Helens, Merseyside WA9 1LW
- 50 6 Swallowhurst Crescent, Liverpool L11 2UX
- 51 29 Guildhall Road, Liverpool L9 4SJ
- 52 39 Irvine Street, Edge Hill, Liverpool L7 8SY
- 53 264 Binns Road, Liverpool L13 1BS
- 58 35 Bardsay Road, Liverpool L4 5SG
- 63 19 Osborne Road, Tuebrook, Liverpool L13 8AS
- 64 289 Townsend Lane, Clubmoor, Liverpool L13 9DG
- 65 43 Gladstone Road, Liverpool L9 1DX
- 66 Flat 1, 96 Huskisson Street, Liverpool L8 7LS
- 67 258 Westminster Road, Liverpool L4 4LZ
- 71 16a Charlton Road, Liverpool L13 4AP
- 73 86 Windsor Road, Tuebrook, Liverpool L13 8BB
- 75 10 Hornsey Road, Liverpool L4 2TN
- 76 2 Mitchell Avenue, Burtonwood, Warrington WA5 4JF
- 80 Flat 14, 132 Moscow Drive, Liverpool L13 7DL
- 85 26 Cherry Vale, Gateacre, Liverpool L25 5PX
- 86 11 Pentewan Hill, Pentewan, St. Austell, Cornwall PL26 6DD
- 87 10 Jack Stephens Estate, Penzance, Cornwall TR18 2QE
- 89 18 Treverbyn Road, Truro, Cornwall TR1 1RG
- 93 88 Chestnut Avenue, Exeter EX2 6DN
- 94 1 Church View Cottages, Chard Street, Thorncombe TA20 4NF
- 95 The Maisonette, 31 North Road, Torpoint, Cornwall PL11 2DH
- 97 130 Withycombe Village Road, Exmouth, Devon EX8 3AN
- 99 Yew Tree Cottage, Botallack, St. Just, Penzance, TR19 7QG
- 100 17a Aigburth Drive, Liverpool L17 4JG
- 103 4 Richard Kelly Close, Liverpool L4 8TU
- 109 68 Baden Road, Old Swan, Liverpool L13 5UW

LOT
1

ON BEHALF OF A HOUSING ASSOCIATION

8 Chester Road, Anfield, Liverpool L6 4DZ

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A three storey plus basement three bedroom middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes or potential flat conversion subject to gaining the necessary consents.

Situated

Off West Derby Road in a popular and well established residential location within walking distance to Tuebrook amenities, Newsham Park and 2 miles from Liverpool city centre.

Basement

Not Inspected

EPC Rating

D

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom, Separate WC

Second Floor

Further Bedroom.

Outside

Yard to rear.



LOT
2

6 Quernmore Road, Kirkby, Liverpool L33 6UU

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefitting from double glazing, central heating, rear garden and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

Situated

Off Old Rough Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, WC, Lounge, Kitchen/ Dining room.

Note

There are no express rights of access for the subject property across either the road or pavement, and the houses are too newly built to claim demonstrate access rights acquired by prescription.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway and Rear Garden.

EPC Rating

C

Tenure

Leasehold for a term of 999 years from 1st January 2007

Council Tax Band

A



LOT

3

12 Ismay Street, Liverpool L4 4EF

GUIDE PRICE £45,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £4,932 per annum.

Situated

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

Ground Floor

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

EPC Rating

D

First Floor

Two Bedrooms.

Outside

Rear yard.

Note

Please note Sutton Kersh have not internally inspected the property.

Council Tax Band

A



LOT

4

143 Walton Village, Liverpool L4 6TG

GUIDE PRICE £25,000+*

VACANT COMMERCIAL

Description

A middle terraced property comprising a ground floor retail unit together with storage rooms to the first floor. The property has been fire-damaged throughout and requires a full upgrade and refurbishment scheme. There is potential to convert the first floor into a self-contained flat subject to any necessary consents. The property has traded as a Convenience Store/Off Licence for over 15 years and would be suitable for continued use or a number of uses, subject to any consents. The property will only sell to a cash buyer!

Situated

Off Walton Lane in a popular and well established location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Storage Room.

First Floor

Two Rooms, Kitchen, Bathroom/WC (no fittings, no ceilings)

Outside

Yard to the rear.



LOT

5

27 Nixon Street, Liverpool L4 5PP

GUIDE PRICE £100,000+*

RESIDENTIAL INVESTMENT

Description

A four bedroomed three storey plus basement end of terraced house benefitting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy to a long standing tenant of approximately 7 years producing a rental income of £6,300 per annum. The vendor advises that the rent is due to be increased from 3rd February 2023 to £9,000.

Situated

Just off County Road in a residential location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room/
Dining Room, Fitted Kitchen.

EPC Rating

C

Council Tax Band

A

First Floor

Two bedrooms, Bathroom/WC.

Second Floor

Two Bedrooms.

Outside

Yard To Rear.



LOT

6

59 Spellow Lane, Liverpool L4 4DE

GUIDE PRICE £95,000+*

VACANT RESIDENTIAL

Description

A four bedroom mid terraced house benefitting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off Walton Road in a popular and well established residential location close to local amenities, County Road shopping facilities, Everton Football Club, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Through Living
Room/Rear Room, Kitchen,
Utility Room

First Floor

Four Bedrooms, Bathroom/WC

Outside

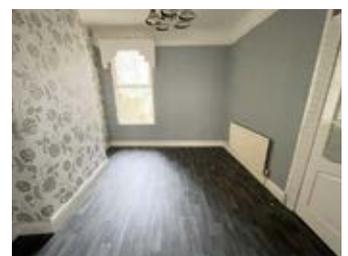
Rear Yard

EPC Rating

E

Council Tax Band

A



LOT

7

36 Thornside Walk, Liverpool L25 5PL

GUIDE PRICE £38,000+*

VACANT RESIDENTIAL

Description

A three bedroomed maisonette flat within a purpose built block benefiting from double glazing and electric heating. The property is need of a full upgrade and refurbishment scheme following which it would be suitable for resale or investment purposes.

Situated

Off The Nook which in turn is off Halewood Road in a popular and well established residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

Flat entrance
Hall, Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom,
Separate WC.

Outside

Rear yard.

Council Tax Band

A

EPC Rating

F



LOT

8

105/105a Goodison Road, Liverpool L4 4EN

GUIDE PRICE £60,000+*

MIXED USE

Description

A mixed-use property comprising a ground-floor retail unit together with a two bedroomed self-contained flat above, assessed via a separate side entrance. The ground floor is trading as a Hairdressers and is let by way of a rolling contract producing £2,880 per annum. The flat is also let by way of a rolling contract producing £4,560 per annum. The property benefits from double glazing, central heating and roller shutters.

Situated

At the junction of Goodison Road and Lind Street in a popular and well-established residential location within walking distance to Everton Football Club, close to local amenities and transport links and approximately 3 miles away from Liverpool city centre.

Ground Floor

Shop Main Sales Area (Salon)
Flat Lounge, Kitchen

Council Tax Band

105A A

First Floor

Two Bedrooms, Bathroom/WC

Outside

WC for Shop, Yard

EPC Rating

Shop C. Flat E



LOT

9

159 Hereford Drive, Bootle, Merseyside L30 1PP

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

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

Situated

Off Bridle Road in a popular and well established residential location close to local amenities, schooling and approximately 8 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Utility Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

D

Council Tax Band

A



LOT

10

19 Caryl Grove, Liverpool L8 6RN

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed terraced property currently let by way of a Regulated Tenancy producing £4,800 per annum. The property benefits from double glazing.

Situated

Off Grafton Street in a popular and well established residential location close to local amenities and within walking distance to Brunswick train station. Approximately 2 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen Bathroom/WC

First Floor

Three bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT

11

Land at 85–89 King Street, Wallasey, Merseyside CH44 0BY

GUIDE PRICE **£90,000+***

DEVELOPMENT OPPORTUNITIES

Description

A freehold cleared corner site which comes with the benefit of planning permission to erect a part two/part three/part four storey terraced building comprising two × five bedroomed dwelling houses and six × one bedroomed flats with associated ancillary works. Planning Reference Number: APP/20/00174

Situated

Fronting King Street at its junction with Rudgrave Place within walking distance to local amenities and transport links. Liscard Village is approximately 1 mile away while New Brighton is under 2 miles away.



LOT

12

4 Market Gate, Warrington WA1 2LJ

GUIDE PRICE **£175,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment property comprising a ground floor retail unit and basement space benefitting from double glazing. The property is currently occupied by way of a 5 year lease from November 2022 producing a rental income of £20,000 per annum.

Situated

In the pedestrianised area of Warrington town centre on Market Gate just off Horsemarket, Buttermarket and Bridge Street within walking distance of Golden Square Shopping Centre.

Basement

Ancillary Space (478 sq ft)

Ground Floor

Shop Floor Sales Area, Kitchen, Bathroom/WC (604 sq ft)

Joint Agent

Mason Partners



EPC Rating

E

VAT

We are advised VAT is applicable on this property



LOT
13

73 Neville Street, Platt Bridge, Wigan, Lancashire WN2 5BL

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

An end of terrace property converted to provide two × one bed self-contained flats. The property benefits from double glazing and central heating. The property is let by way of a 5 year lease producing £9,600 per annum.

Situated

Off Walthew Lane which in turn is off Warrington Road (A573) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Wigan town centre.

Ground Floor

Porch Entrance, Main Entrance
Hallway.

Flat A Living Room, Kitchen,
Bedroom, Shower room/WC

EPC Rating

73A C. 73B D

Council Tax Band

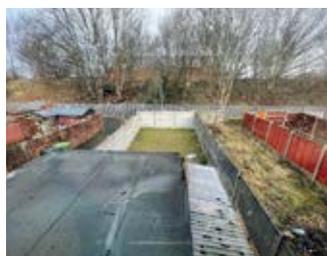
73A A. 73B A

First Floor

Flat B Open Plan Living Room/
Kitchen, Bedroom, Shower
room/WC

Outside

Rear Garden.



LOT
14

494 Atherton Road, Hindley Green, Wigan, Lancashire WN2 4QF

GUIDE PRICE **£65,000+***

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 £6,300 per annum.

Situated

Fronting Atherton Road in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Wigan town centre.

Ground Floor

Lounge, Dining room, Kitchen,
Utility room.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard.

EPC Rating

D

Council Tax Band

A



LOT
15

71 Sydney Street, Platt Bridge, Wigan, Lancashire WN2 5BS

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Neville Street which in turn is off Walthew Lane in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Wigan town centre.

Ground Floor

Lounge, Kitchen/Diner.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard.

EPC Rating

C

Council Tax Band

A



LOT
16

4 Fairfield Avenue, Platt Bridge, Wigan, Lancashire WN2 5AF

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Walthew Lane (A573) in an established and popular location within easy access to local amenities and transport links.

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Second Floor

Loft Room.

Outside

Rear Garden.

EPC Rating

C

Council Tax Band

A



LOT

17

Flats 1 & 2, 546 Liverpool Road, Platt Bridge, Wigan WN2 3TT

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

An end of terrace property converted to provide two × one bedroom self-contained flats benefiting from double glazing and central heating. The property is fully let by way of Assured Shorthold Tenancies producing £11,400 per annum (Including gas and electricity)

Situated

Fronting Liverpool Road (A58) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Wigan town centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Hall, Lounge, Kitchen/
Breakfast room, Bedroom,
Shower room/WC.

Council Tax Band

Ground Floor A. First Floor A

First Floor

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

Outside

Rear Yard.

EPC Rating

Ground Floor C. First Floor D



LOT

18

59 Manley Street, Ince, Wigan, Lancashire WN3 4SA

GUIDE PRICE **£65,000+***

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 to a long-standing tenant of approximately 14 years producing £5,199.96 per annum.

Situated

Off Warrington Road (A573) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Wigan town centre.

Ground Floor

Hallway, Living Room, Dining
room, Kitchen

First Floor

Two Bedrooms, Store room,
Bathroom/WC

Outside

Rear Garden.

EPC Rating

C

Council Tax Band

A



LOT
19

145 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AE

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

Situated

Fronting Walthew Lane in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Wigan town centre.

Ground Floor

Lounge, Kitchen/Diner.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front and Rear gardens, Parking to the Rear.

EPC Rating

C

Council Tax Band

A



LOT
20

1 Earnshaw Street, Bolton BL3 3LY

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of terrace house benefiting from double glazing and central heating. The property is let by way of a 5 year lease producing £6,000 per annum.

Situated

Off Perth Street which in turn is off Morris Green Lane in popular and well-established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Bolton town centre.

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard.

EPC Rating

D

Council Tax Band

A



LOT
21

19 Beechwood Street, Bolton BL3 2DE

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed terraced house benefiting from double glazing and central heating. The property is let by way of a 5 year lease producing £6,000 per annum.

Situated

Off Rupert Street in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Bolton town centre.

Ground Floor

Living Room, Kitchen/Breakfast room.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard.

EPC Rating

D

Council Tax Band

A



LOT
22

466 Bury Road, Bolton BL2 6DS

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of terraced house benefiting from double glazing and central heating. The property is let by way of a 5 year lease producing £6,000 per annum.

Situated

Fronting Bury Road in a popular and well-established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Bolton town centre.

Ground Floor

Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Yard.

EPC Rating

C

Council Tax Band

A



LOT
23

48 Bickershaw Lane, Abram, Wigan, Lancashire WN2 5PL

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end of terrace house benefiting from double glazing and central heating. The property is let by way of a 5 year lease producing £6,900 per annum.

Situated

Off Warrington Road (A573) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2.5 miles from Wigan town centre.

Ground Floor

Living Room, Kitchen, Utility room.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Garden.

EPC Rating

D

Council Tax Band

A



LOT
24

26 Heyes Street, Liverpool L5 6SG

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A five bedroom HMO investment opportunity producing £24,120 per annum. The property is currently fully let to students by way of Assured Shorthold Tenancies and benefits from double glazing, two bathrooms and central heating.

Situated

Off Breckfield Road North in a popular and well established residential location close to local amenities, Liverpool Football Club, schooling and transport links. Approximately 2.6 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway, one Letting Room, Communal Lounge, Kitchen, Shower/WC, Bathroom/WC

First Floor

Four Letting Rooms

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
25

108a Muirhead Avenue East, Liverpool L11 1EL

GUIDE PRICE **£25,000+***

VACANT RESIDENTIAL

Description

A vacant first floor flat benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of approximately £4,800.00 per annum.

Situated

Above Ladbrokes via a separate entrance fronting Muirhead Avenue East in a popular residential location within easy access to local amenities including shopping facilities. There are excellent road links and regular bus services with leisure facilities at Croxteth Country Park close by.

First Floor

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

Outside

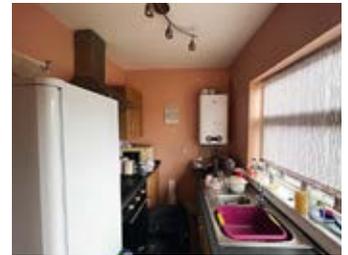
Access and Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
26

60 Barnham Drive, Childwall, Liverpool L16 5ES

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Childwall Valley Road in a sought after location in Childwall within walking distance to schooling for all ages, Allerton Road shopping facilities, Restaurants and Bars and approximately 5 miles south of Liverpool city centre.

Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen

Joint Agent

Atlas Estates



First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Driveway

EPC Rating

C

Council Tax Band

C



LOT
27

5 Butterley Row, Ripley, Derbyshire DE5 3QZ

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing, central heating, front and rear gardens. The property is in need of a full scheme of refurbishment works and modernisation and once upgraded would be suitable for investment purposes. The property is suitable for cash purchase only.

Situated

Off Butterley Hill (B6179) in a popular and well established residential location close to local amenities, and transport links. Approximately a 6 minute walk to Midland Railway and less than a mile to Ripley city centre.

Ground Floor

Lounge, Dining Room, Kitchen/
Utility Area, WC, Bathroom

First Floor

Three Bedrooms

Outside

Front and Rear Gardens

EPC Rating

D

Council Tax Band

A

Note

Sutton Kersh have not inspected the property internally and details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT
28

75 Ropery Road, Gainsborough, Lincolnshire DN21 2NU

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Castgate Street a popular and well established residential location approximately 1 mile from Gainsborough town centre amenities and transport links.

Ground Floor

Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and rear gardens

EPC Rating

F

Council Tax Band

A

Note

Sutton Kersh have not inspected the property internally and all information has been provided by the vendor. Interested parties are advised to rely on their own enquiries.





Description

A fantastic opportunity to acquire a former 12 bed Guest House which until recently has been trading successfully for over 15 years. Prior to being a Guest House the property was let to Students for a term of 10 years back in 1990s. The property comprises 12 double letting rooms each with an ensuite shower/WC, there is a communal lounge/Breakfast room, two Kitchens and Ladies & Gents WCs. The property will be sold fully furnished and benefits from double glazing, central heating, CCTV security system, fire/smoke alarms, fire doors, a courtyard and vehicle access with double gates. The property could continue to be used as a Guest House or alternatively once refurbished and modernised, it would make an ideal rental investment in high-quality accommodation for students or young professionals with a potential income of £125 per tenant per week. It could also lend itself to the private rental market or as an Airbnb business. The potential rental income if let to 12 individuals at £125 pppw is approximately £78,000 per annum.

Situated

Just off Picton Road which benefits from a strong passing footfall with local pubs, restaurants and local amenities on the same road. Picton road has reliable transport links with a main route into the city centre which is just 2 miles away. The five hospitals, three university campuses and Wavertree Technology Park are all within 2 miles providing ample employment for many young professionals. There is a bus to the city centre every 5 minutes and the railway station is a 5 minute walk. The restaurant/pub areas of Smithdown road and Penny Lane are within a 10 minute walk and Wavertree Sports Park, just 200m away, provides the city's top facilities for swimming, tennis, football and gymnasium.

Ground Floor

Separate Detached Building with reception and office.

Main Building Entrance
Hallway, Laundry Room, WC, five rooms with En-suites, Breakfast room/Kitchen.

First Floor

Six Rooms with En-suites, Kitchen.

Second Floor

Attic room with sky lights.

Outside

Vehicular access and Courtyard.

EPC Rating

TBC

Council Tax Band

A



LOT
30

122 Richard Kelly Drive, Liverpool L4 9SB

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefitting from double glazing, new rewire, front, side and rear gardens and a driveway. Following a full scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. There is also potential to extend the property to the side and rear subject to any necessary planning consents. Cash buyers only!

Situated

Fronting Richard Kelly Drive On the corner of Lambourne Road in a popular and well-established residential area close to local amenities, schooling and transport links and a short distance to Broadway Shopping amenities. The property is approximately 5 miles Liverpool city centre.

Ground Floor

Porch Entrance, Hallway,
Lounge, Dining Room, Kitchen

EPC Rating

G

First Floor

Three Bedrooms, Bathroom,
Separate WC

Council Tax Band

A

Outside

Front, Side and Rear Gardens
and Driveway



LOT
31

78 Hawkins Street, Liverpool L6 6BZ

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 £4,800 per annum, however it is underlet and therefore there is potential to increase the income to £600pcm.

Situated

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

Ground Floor

Vestibule, Lounge, Kitchen,
Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
32

3 Overbury Street, Edge Hill, Liverpool L7 3HJ

GUIDE PRICE **£225,000+***

RESIDENTIAL INVESTMENT

Description

A three story terraced property converted to provide a five bed student HMO investment opportunity. The property is currently fully let until July 2024 producing £22,325 per annum and benefits from double glazing, central heating and two bathrooms. There is potential scope to create an additional bedroom on the first floor by splitting the largest room, subject to any necessary planning or building approvals.

Situated

Fronting Overbury Street just off Harbord Street within walking distance to local amenities, Liverpool city centre and Liverpool universities.

Ground Floor

Vestibule, Hallway, Communal Lounge, Kitchen/Breakfast room, WC.

EPC Rating

D

Council Tax Band

A

First Floor

Two Bedrooms, Shower/WC.

Second Floor

Three Bedrooms.

Outside

Yard to rear.



LOT
33

55 Abbey Drive, Houghton Le Spring, Tyne and Wear DH4 5LA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A semi-detached two bedroomed property benefitting from double glazing, central heating, loft space and front and rear gardens. The property is suitable for occupation or investment opportunities and also has a partially built side-extension that could be used for a number of uses once confirming with the local planning authority.

Situated

Off Brinkburn Crescent which in turn is off of Blind Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Sunderland city centre.

Ground Floor

Hall, Living Room, Kitchen

EPC Rating

F

First Floor

2 Bedrooms, Bathroom/W.C.

Council Tax Band

A

Second Floor

Loft Space converted to provide storage.

Outside

Front and Rear Gardens, Driveway

Note

The seller requires specifically:

- full name, date of birth and address of purchaser(s).
- For overseas residence the purchaser(s) will also need to provide a certified copy of photo ID and evidence of address, such as a recent utility bill.



In relation to source of funds for purchase, evidence is required of source of funding such as mortgage offer. If any part is coming from savings or income, details of employment including position. This is additional to any ID checks and proof of funding required by the auctioneers.

Note

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

Tenure

Freehold

LOT
34

19 Sydney Street, Liverpool L9 4SW

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing. Following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,800 per annum.

Situated

Off Warbreck Moor (A59) in a popular and well-established residential location within walking distance to Walton Vale amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

CORE Property Management



First Floor

Three Bedrooms.

Outside

Rear Yard.

EPC Rating

C

Council Tax Band

A



LOT
35

4 Quernmore Road, Kirkby, Liverpool L33 6UU

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, rear garden and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated

Off Old Rough Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, WC, Lounge, Kitchen/
Dining room.

Note

There are no express rights of access for the subject property across either the road or pavement, and the houses are too newly built to claim access rights acquired by prescription.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway and Rear Garden.

Tenure

Leasehold for a term of 999 years
from 1st January 2007

EPC Rating

C

Council Tax Band

A





Description

A 12 bedroomed semi-detached property which has until recently been used as a fully furnished 12 bedroomed HMO investment benefiting from double glazing, central heating and decking area overlooking the Leeds Liverpool canal. The property has since suffered from damage and the current licence is pending until the remedial works have been completed. Once updated the potential rental income would be approximately £60,000 per annum or alternatively it would be suitable for redevelopment, subject to gaining the necessary consents.

Situated

Fronting Colne Road in a popular and well established residential location close to local amenities and transport links. Burnley town centre is approximately 0.5 miles away.

Lower Ground Floor

Two Letting Rooms, Communal Shower Room, Communal Lounge/Storeroom

Ground Floor

Entrance Hallway, three Letting Rooms, Communal Kitchen/Dining Area, Communal Shower Room/WC

First Floor

Four Letting Rooms, two Communal Shower Rooms/WC

Second Floor

Three Letting Rooms

Outside

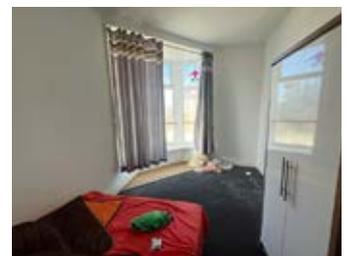
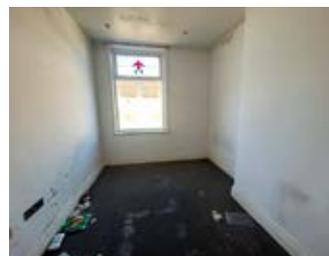
Decking area overlooking the Leeds Liverpool canal.

EPC Rating

D

Council Tax Band

A



LOT
37

23 Shelley Street, Bootle, Merseyside L20 4LG

GUIDE PRICE **£55,000+***

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 rental income of approximately £6,600.00 per annum.

Situated

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

Ground Floor

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

First Floor

Bathroom/WC, two Bedrooms.

Outside

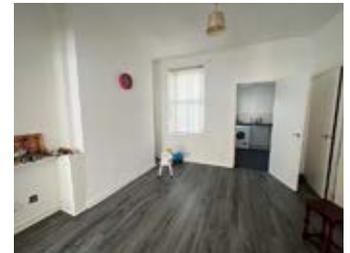
Yard to rear.

EPC Rating

TBC

Council Tax Band

A



LOT
38

96 Aspes Road with land to the side, Liverpool L12 6QD

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end town house property benefitting from double glazing, central heating, driveway and gardens. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £9,000 per annum. The property also benefits from a plot of land to the side for which an application has been made to erect a three bedroomed property, further details and architect drawings can be found within the legal pack. We have been advised by the vendor that the exterior of the property has been insulated.

Situated

Off Yew Tree Lane in a popular and well established residential location close to local amenities, Schooling and approximately 6.5 miles from Liverpool city centre.

Ground Floor

Main entrance hallway, Lounge, Kitchen, Reception room, Utility room, WC

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front, rear and side gardens.

EPC Rating

TBC



LOT
39

28 Grey Road, Liverpool L9 1AY

GUIDE PRICE £90,000+*

RESIDENTIAL INVESTMENT

Description

A mid terraced house converted to provide two × one bedroom self-contained flats benefiting from double glazing and central heating. The property is currently let producing £9,600 per annum.

Situated

Off Rice Lane (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Cellar

Cellar

Ground Floor

Main Entrance, Hallway

Flat 1 (Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

First Floor

Flat 2 Hall, Lounge, Kitchen, Bathroom/WC, Bedroom

Second Floor

Four Further Rooms

Outside

Front and Rear Gardens, Outhouse

WITHDRAWN



LOT
40

13 Kiddman Street, Liverpool L9 1EJ

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy to a long-standing tenant of approximately 11 years producing £5,760 per annum.

Situated

Off Maria Road which in turn is off Breeze Lane in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A

Joint Agent

Albany Property Services



LOT
41

31 Olney Street, Liverpool L4 5QN

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom plus box room, middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy to a long-standing tenant of approximately 13 years producing a rental income of £5,760 per annum.

Situated

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

Ground Floor

Vestibule, Hall, Living Room,
Dining Room, Kitchen

Joint Agent

Albany Property Services



First Floor

Two Bedrooms plus Box Room,
Bathroom/WC.

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A



LOT
42

Land fronting Childwall Valley Rd, Tuffins Corner, Liverpool L27 7BR

GUIDE PRICE **£40,000+***

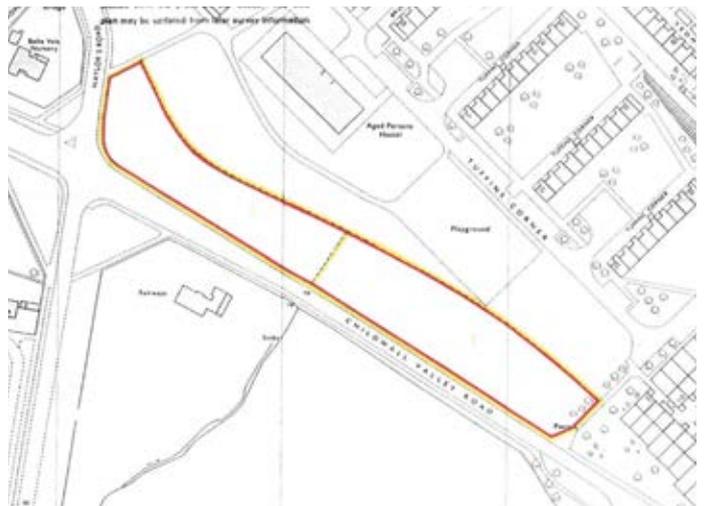
DEVELOPMENT OPPORTUNITIES

Description

A plot of land of approximately 1 acre. The land would be suitable for a variety of uses, subject to any necessary consents. The plan edged in red is for illustrative purposes only and not to scale.

Situated

Fronting Childwall Valley Road in an established and popular residential location.



LOT
43

91 Elmwood Road, Barnton, Northwich, Cheshire CW8 4NG

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Lydytt Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Barnton town centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens and a Garage.

EPC Rating

D

Council Tax Band

D



What makes us No 1



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

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



Description

A Freehold seven/eight bed HMO investment opportunity with a potential rental income of approximately £40,000 per annum. The property comprises a double fronted eight bedroomed middle town house converted to provide a fully licensed HMO investment opportunity benefiting from double glazing, central heating, three bathrooms and front and rear gardens. When fully let the potential rental income would be approximately £40,000 per annum. This is a great investment opportunity for investors looking for high yield/net return.

Situated

Off Edge Lane and Kensington High Street in a popular and well established residential area close to local amenities, schooling and approximately 3 miles from Liverpool city centre. Due to its close proximity to the Knowledge Quarter of Liverpool, Kensington has developed into a popular student quarter, composed mainly of University of Liverpool and Liverpool John Moores University students. Kensington is home to Newsham Park, a historic Grade II listed park, in a conservation area.

Ground Floor

Main Entrance, Hallway, Communal Lounge, two Letting Rooms, Utility Room/WC.

Outside

Front and Rear Gardens.

EPC Rating

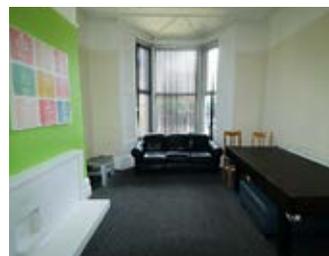
E

First Floor

Five Letting Rooms, Shower Room/WC, Bathroom/WC.

Council Tax Band

C



LOT
45

3 Ribble Road, Gateacre, Liverpool L25 5PN

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefitting from double glazing, central heating and gardens. Following a scheme of upgrade and refurbishment works the property would be suitable for occupation to provide excellent family accommodation, re sale or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off Halewood Road in a popular and well established residential location close to local amenities, Gateacre and Woolton Village and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Hall, Kitchen/Breakfast Room, Lounge.

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Garden To Rear.

EPC Rating

D



LOT
46

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

GUIDE PRICE **£130,000+***

COMMERCIAL INVESTMENT

Description

A two storey end of terraced mixed use property comprising two inter connecting retail units together with two x one bedroomed flats above, accessed via a separate rear entrance. The ground floor is currently let by way of a 1 year Lease from November 2022 at a rent of £6,240 per annum. The flats are both let by way of Assured Shorthold Tenancies at a rent of £10,000 per annum. The total rental income is approximately £16,240 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated

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

Ground Floor

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

Outside

Yard.

EPC Rating

Shop TBC. 136a D. 136b C

First Floor

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

Council Tax Band

136a A. 136b A



LOT
47

7 Queens Road, Birkenhead, Merseyside CH42 1QY

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity currently fully let producing a rental income of £23,000 per annum. The property comprises a three storey semi-detached house converted to provide four self-contained flats (one × two bedroom, one × one bedroom, two × three bedroom) arranged over ground, first and second floors together with a self-contained garden flat. We are advised the property has recently been refurbished and is in good order and benefits from double glazing, central heating, gardens and off road parking for four cars. The flats are fully let by way of Assured Shorthold Tenancies producing £23,000 per annum.

Situated

Queens Road runs directly off Kings Road close to New Chester Road, Rock Ferry approximately 2 miles away from Birkenhead town centre.

Ground Floor

Main Entrance to Communal Hall

Flat Hall, Lounge, Kitchen, Bathroom, Bedroom

Garden Flat Lounge, Kitchen, Bathroom, Two Bedrooms, Access to Rear Garden.

First Floor

Flat Hall, Lounge, Kitchen, Bathroom, Three Bedrooms, Access to Rear Garden

Second Floor

Flat Hall, Lounge, Kitchen, Bathroom, Three Bedrooms

Outside

Front Drive and Rear Garden



EPC Rating

Flat 1 D. Flat 2 E. Flat 3 E. Flat 4 E

Council Tax Band

A

LOT
48

40 Mill View Tower, Liverpool L8 6AG

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom 10th floor apartment currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,000.00 per annum. The tenant has been in situ for 5 years. The property benefits from double glazing, electric heating, lift service to all floors and communal gardens.

Situated

Off Southwell Street fronting Mill Street in a well-established residential location close to local amenities and approximately 1 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

10th Floor

Flat Entrance Hall, Two Bedrooms, Bathroom, Separate W/C, Living Room/Dining Room, Kitchen.

Note

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

Outside

Communal Parking.

EPC Rating

E

Council Tax Band

A



LOT
49

29 Vernon Street, St. Helens, Merseyside WA9 1LW

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end 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 Atlas Street in a popular and well established residential location less than 1 mile from St Helens town centre amenities and transport links.

Ground Floor

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

Tenure

Leasehold for a term of 999 years from 1st February 1934

Joint Agent

Entwistle Green



First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
50

6 Swallowhurst Crescent, Liverpool L11 2UX

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house property benefiting from double glazing, central heating, front and rear gardens and driveway. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £9,600 per annum.

Situated

Off Stalisfield Avenue which in turn is off Utting Avenue East in a popular and well established residential location close to local amenities and Schooling. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen with pantry, Shower room/WC

Joint Agent

Entwistle Green



First Floor

Three Bedrooms.

Outside

Front and rear gardens, Driveway.

EPC Rating

TBC

Council Tax Band

A



LOT
51

29 Guildhall Road, Liverpool L9 4SJ

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace house in need of a full upgrade and scheme of refurbishment works. The property is suitable for cash buyers only.

Situated

Off Warbreck Avenue which in turn is off Warbreck Moor within walking distance to Walton Vale amenities and within close proximity to schooling and transport links.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

Note

The video provided was filmed in September 2021. We have not inspected the property recently.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard.

EPC Rating

E

Council Tax Band

A



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 fantastic opportunity to acquire a substantial double fronted Grade II Listed 8 bedroomed town house property which is a blank canvas and would be suitable for a number of uses to include conversion to provide self-contained flats, or a single dwelling to provide excellent family accommodation, subject to any consents. Once refurbished and modernised, it would make an ideal rental investment in high-quality accommodation for students or young professionals with a potential income of £125 per tenant per week. It could also lend itself to the private rental market or as an Airbnb business. The potential rental income if let to 8 individuals at £125 pppw is approximately £52,000 per annum.

Situated

Fronting Irvine Street at its junction with North View which benefits from reliable transport links with a main route into the city centre which is just a stone's throw away. The five hospitals and three university campuses are within walking distance providing ample employment for many young professionals.

Basement

Cellar – Not Inspected

Ground Floor

Vestibule, Hallway, Two Front Reception Rooms, Kitchen, Utility Room.

First Floor

Four Bedrooms, Bathroom/WC

Second Floor

Four Bedrooms, Bathroom/WC

Outside

Garden To Rear.

Council Tax Band

B



EPC Rating

TBC



LOT
53

264 Binns Road, Liverpool L13 1BS

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting from double glazing, central heating and a single storey ground floor extension. Following a scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes. The potential rental income is approximately £8,100 per annum.

Situated

Off Rathbone Road in a popular and well established residential location within close proximity to the new Edge Lane Retail Park, local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Extended Kitchen.

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

TBC

Council Tax Band

A



LOT
54

100 Lawrence Road, Liverpool L15 0EQ

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide three x one bedroomed self contained flats. The property is fully let by way of Assured Shorthold Tenancy agreements producing a rental income of approximately £17,400 per annum. The property benefits from double glazing and central heating.

Situated

Fronting Lawrence Road in a popular and well established area close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

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

EPC Ratings

Flat 1 C. Flat 2 C. Flat 3 D

Council Tax Bands

A

First Floor

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

Tenure

Freehold

Second Floor

Flat 3 Hall, Lounge, Kitchen,
Bedroom, Bathroom/WC.

Outside

Yard to the rear.



LOT
55

Pod 24, Room D Cluster 5, Queensland Place, 2 Chatham Place L7 3AA

GUIDE PRICE **£15,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor student pod currently let by the way on an Assured Shorthold Tenancy producing a rental income of £4,312.01 per annum including bills. The property benefits from double glazing, electric heating, on site gym, laundry room, lift access, communal media and games rooms and 24 hour concierge.

Situated

Off Overton street in a residential location close to local amenities and approximately 1 mile from Liverpool city centre.

Basement

Gym, Bike Store, Laundry Room, Media Room.

Council Tax Band

C

Ground Floor

Main Entrance Area & Concierge. Communal Lounge/Games Room.

Pod Bed/Study Area, En Suite Shower Room/WC, Communal Living Room/Kitchen – which is shared by 6 pods within the cluster.

EPC Rating

C



LOT
56

903 The Studios, 25 Plaza Boulevard, Liverpool L8 5ST

GUIDE PRICE **£32,000+***

RESIDENTIAL INVESTMENT

Description

A 9th floor modern city centre studio apartment benefitting from double glazing, electric heating, secure access, onsite gym and cinema room. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £6,911.63 per annum (inc bills) until 7th August 2023. Please note this is a cash buy only.

Situated

Off Stanhope Street which in turn is off Sefton Street in a popular and well established residential location, close to local amenities, transport links and is approximately a 7 minute walk to Liverpool city centre.

Ground Floor

Entrance Hall, Onsite Gym, Cinema Room

Tenure

Leasehold for a term of 999 years from 1st January 2015

9th Floor

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

Note

Please note the photographs were taken before the current tenant moved in.

EPC Rating

C

Council Tax Band

A



LOT
57

2 Saker Street, Liverpool L4 0RA

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. There is potential to increase the rental income to the current market rent of £550 pcm. We are advised the landlord has served the tenant a Section 21 Notice to vacate

Situated

Off Blessington Road and Sleepers Hill in a popular and well established residential location close to local amenities, Liverpool Football Club and transport links. Liverpool city centre is approximately 2.5 miles away.

Ground Floor

Open Plan Living Room/Dining Room, Kitchen, Bathroom/WC

Council Tax Band

A

First Floor

Two Bedrooms

Joint Agent

Entwistle Green



Outside

Yard to the rear

EPC Rating

C



LOT
58

35 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £7,200.00 per annum.

Situated

Off Walton Lane (A580) 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, Open Plan Living Room/Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
59

25 Colville Street, Liverpool L15 4JX

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,300 per annum. The tenant has been in situ for 7 years.

Situated

Off Picton Road in a popular and well established location close to local amenities, Picton Sports Centre, transport links, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

TBC.

Council Tax Band

A



LOT
60

82 August Road, Liverpool L6 4DE

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor

Three Bedrooms (please note that the third bedroom is accessed via the second)

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
61

Flat 1, 1 Adelaide Terrace, Liverpool L22 8QD

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed apartment within a Grade II listed property benefitting from double glazing, central heating, intercom system and allocated storage space in cellar accessed via communal garden. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £8,160 per annum; the tenant has been in situ for 5 years and just signed a new 1 year lease.

Situated

Fronting Crosby Seafront in a popular and well-established residential area within close proximity to local amenities and transport links. The property is approximately 7 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

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

Outside

Private Garden, Communal Parking

EPC Rating

D

Council Tax Band

B



LOT
62

281 County Road, Walton, Liverpool L4 5PQ

GUIDE PRICE **£200,000+***

COMMERCIAL INVESTMENT

Description

A substantial three storey mixed use property comprising a ground floor retail unit currently trading as 'Gayflowers' flower shop producing a rental income of £5,200 per annum. The tenant has been in situ for around 20 years and is happy to stay on. The first and second floors, accessed via a separate side entrance, were previously used as eight bedsits and are now ripped out back to bare brick ready for conversion, plus there is an additional space in the loft with a window. Alternatively they could be converted to provide self contained flats, subject to any consents. There is also a one bedroomed self contained flat to the rear. The property is in need of a scheme of refurbishment works and would be suitable for a number of uses subject to any necessary consents.

Situated

Fronting County Road on the corner of Breeze Hill in a popular location on a busy high street close to other local amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, WC.

Flat Lounge, Bedroom, Kitchen, Bathroom

First Floor

Various Rooms

Second Floor

Various Rooms.

Outside

Yard to the rear.

EPC Rating

Shop C. Flat C

Tenure

Freehold



LOT
63

19 Osborne Road, Tuebrook, Liverpool L13 8AS

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A substantial three storey Victorian six bedroom semi-detached house benefiting from double glazing, central heating, bathroom on every floor, garden to the rear and a driveway for two cars. The property is in good order throughout and would be suitable for occupation or investment purposes. Alternatively the property could be converted to provide three self-contained flats, or could be utilised as an Airbnb investment opportunity.

Situated

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

Ground Floor

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

EPC Rating

D

Council Tax Band

B

First Floor

Three Bedrooms, Shower Room/WC.

Second Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Garden, Driveway.



LOT
64

289 Townsend Lane, Clubmoor, Liverpool L13 9DG

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house benefiting from double glazing and gardens to the front and rear. Refurbishment works have commenced and once completed the property would be suitable for occupation, re-sale or investment purposes.

Situated

Fronting Townsend Lane in a popular and well-established residential location within close proximity to local amenities, transport links and schooling. Approximately 4 miles from Liverpool city centre

Ground Floor

Vestibule, Lounge, Kitchen/Diner.

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Shower room/WC.

Outside

Front and Rear Gardens.

EPC Rating

TBC

Council Tax Band

A



LOT
65

43 Gladstone Road, Liverpool L9 1DX

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefiting from central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

Off Rice Lane in an established and popular residential location within close proximity to County Road local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

D

Council Tax Band

A



LOT
66

ON BEHALF OF A HOUSING ASSOCIATION

Flat 1, 96 Huskisson Street, Liverpool L8 7LS

GUIDE PRICE **£76,000+***

VACANT RESIDENTIAL

Description

A one/two bedroomed self-contained basement flat within a five storey Georgian terrace benefiting from central heating. The flat is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes.

Situated

Off Bedford Street South which in turn is off Upper Parliament Street in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

Lower Ground Floor

Flat Hall, Open Plan Living Room/Dining Room/Kitchen (no fittings), Master Bedroom with Ensuite Bathroom/WC and Walk In Wardrobe, Further Room, Kitchenette, Bathroom/WC

Council Tax Band

B

Ground Floor

Communal Entrance Hall

Outside

Small Yard to the Rear

EPC Rating

C



LOT
67

258 Westminster Road, Liverpool L4 4LZ

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A spacious three bedroom double fronted terraced house benefitting from a basement, double glazing and central heating and off road parking. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. Alternatively the property would be suitable for conversion to provide an HMO Investment opportunity, subject to any consents, and if let to 5 tenants at £85pppw the potential rental income is approximately £22,100 per annum.

Situated

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

Basement

Cellar – Several Rooms

Second Floor

Two Attic Rooms Above

Ground Floor

Vestibule, Hallway, Open Plan Kitchen/Dining Room, Lounge, Office/Study.

Outside

Yard to rear

EPC Rating

E

First Floor

Three Bedrooms, Bathroom/WC Walk In Shower

Council Tax Band

C



LOT
68

20 Plumer Street, Liverpool L15 1EE

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently let on a rolling contract producing a rental income of £6,000.00 per annum.

Situated

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

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

A



LOT
69

71 Needham Road, Liverpool L7 0EF

GUIDE PRICE **£180,000+***

RESIDENTIAL INVESTMENT

Description

A fully licensed HMO property let producing £22,800 per annum. A two storey end terraced property providing 6 letting rooms benefiting from double glazing and central heating. There is also potential to add 2 additional bedrooms and convert the attic space subject to gaining the necessary planning approval. The property is currently fully let by way of 6 Assured Shorthold Tenancies producing £22,800 per annum.

Situated

Off Holt Road which in turn is off Kensington in a popular and well established residential location, close to local amenities and transport links. Approximately 2.5 miles from Liverpool city centre.

Basement

Not Inspected

Outside

Rear Yard

Ground Floor

Vestibule, Hall, two Letting Rooms, Communal Lounge, Kitchen/Dining Room, Shower Room/WC, WC

EPC Rating

D

Council Tax Band

A

First Floor

Four Letting Rooms, Shower Room/WC



LOT
70

11 Sutcliffe Street, Liverpool L6 6AS

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment works, the property could easily be converted into a comfortable three bedroom house, subject to gaining the necessary consents, which would provide a higher attractive yield. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated

Off Boaler Street in a popular and well-established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, two Reception rooms, Kitchen

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC.

Note

Please note the tenant has been served a Section 21 notice and is due to vacate the property and will be vacant on completion.

Outside

Yard to rear.

EPC Rating

D



LOT
71

16a Charlton Road, Liverpool L13 4AP

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for occupation, investment or re sale purposes. There is also potential to extend to the side and rear after obtaining any necessary planning consents. The property is suitable for cash purchase only.

Situated

Off Mill Lane in a popular and well established residential location close to local amenities, Schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/Dining room, WC

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom.

Outside

Front and rear gardens, Driveway, Garage.

Council Tax Band

A

EPC Rating

G



LOT
72

Apartment 57 The Reach, 39 Leeds Street, Liverpool L3 2DA

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A second floor two bedroomed apartment benefiting from a balcony, double glazing, electric heating, car park space, lift access and 24 hour concierge. The property is currently let by way of a Assured Shorthold Tenancy at a rental of £8,400 per annum.

Situated

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

Ground Floor

Main Entrance Hallway.

Second Floor

Apartment Hall, Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside

Balcony, Car park space.

EPC Rating

TBC

Council Tax Band

C



LOT
73

86 Windsor Road, Tuebrook, Liverpool L13 8BB

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A good sized five bedroom semi-detached house benefitting from rear gardens. Following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. Once refurbished and modernised, it would make an ideal rental investment in high-quality accommodation for students or young professionals with a potential income of £125 per tenant per week. It could also lend itself to the private rental market or as an Airbnb business. Alternatively the property could be converted to provide several self-contained flats subject to any consents.

Situated

Fronting Windsor Road and on the corner of Albert Road in the Tuebrook district within walking distance to local amenities, Newsham Park, Liverpool Football Club and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, three Reception Rooms, Kitchen (no fittings), Utility Room

Outside

Garden to the Side

EPC Rating

G

First Floor

Half Landing, Bathroom/WC (no fittings), three Bedrooms

Council Tax Band

A

Second Floor

Two Further Bedrooms



LOT
74

4 Sulby Avenue, Liverpool L13 7HD

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle-terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £9,000 per annum.

Situated

Off Snaefell Avenue which in turn is off Green Lane within close proximity to Tuebrook and West Derby amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms (plus box room), Bathroom/WC

Outside

Yard to rear

EPC Rating

E

Council Tax Band

A



LOT
75

10 Hornsey Road, Liverpool L4 2TN

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. Following a full scheme of refurbishment works and upgrades, the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

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

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A



LOT
76

2 Mitchell Avenue, Burtonwood, Warrington WA5 4JF

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefitting from double glazing, central heating and large garden to the side and rear. The property is in need of a scheme of refurbishment works and would be suitable for occupation or investment purposes. There is potential to extend the property to the side and rear subject to any consents.

Situated

Off Haley Road South which in turn is off Clay Lane in a popular and well established residential location close to local amenities, Wheatacre Woods and transport links. Approximately 16.5 miles from Liverpool city centre.

Ground Floor

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

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom,
Separate WC

Outside

Garden to the side and Rear.
Driveway

EPC Rating

D



LOT
77

Apt 413, St Cyprians Student Hall, 90 Durning Rd, Liverpool L7 5NH

GUIDE PRICE **£28,000+***

RESIDENTIAL INVESTMENT

Description

A top floor penthouse apartment within a purpose built building benefitting from double glazing, electric heating, intercom system, common room, laundry, lift access and 24 hour CCTV. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,020 per annum.

Situated

Fronting Durning Road close to its junction with Edge Lane (A5047) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Communal Entrance, Hall, Common Room, Laundrette

Top Floor (27.9m²)

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

Note

Sutton Kersh have not inspected the property internally and details have been provided by the vendor. Interested parties should rely on their own enquiries.

EPC Rating

TBC

Council Tax Band

A



LOT
78

3 Harebell Street, Liverpool L5 7RL

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom end of terraced property benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum.

Situated

Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

E

Council Tax Band

A



LOT
79

44 Hartleys Village, Liverpool L9 7AH

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed mid-town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £5,400 per annum.

Situated

Off Hartley Avenue which in turn is off Long Lane in a popular location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

One Bedroom, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
80

Flat 14, 132 Moscow Drive, Liverpool L13 7DL

GUIDE PRICE **£68,000+***

VACANT RESIDENTIAL

Description

A modern two bedroomed apartment benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential income in excess of £7,800 per annum.

Situated

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

Ground Floor

Main entrance hallway.

Second Floor

Apartment Hall, Open plan Lounge/Kitchen, two Bedrooms one with en suite Shower room/W.C, Bathroom/WC.

Outside

Communal parking.

EPC rating

TBC

Council Tax Band

A



LOT
81

28 Gateacre Brow, Gateacre, Liverpool L25 3PB

GUIDE PRICE **£185,000+***

VACANT COMMERCIAL

Description

A two-storey freehold property dating from circa 1897. The property comprises a good sized ground floor retail unit with a conservatory, together with a room above benefiting from most of its original features. The property also benefits from central heating and a large rear garden. The property would be suitable for a number of uses to include a restaurant or bar or alternatively residential conversion, subject to obtaining the necessary planning consents. Viewing is highly recommended to appreciate the size and potential this property has to offer.

Situated

Fronting Gateacre Brow in a sought after location within Gateacre Village and within walking distance to Woolton Village, a hub of restaurants and independent traders. The surrounding area is predominantly residential in character and is a designated conversation area. Liverpool city centre is approximately 6.2 miles away.

Ground Floor

Shop Good sized Main Sales area, Conservatory

EPC Rating

D

First Floor

One large room, Kitchen, WC

Outside

Large Rear Garden



Tried and trusted by buyers and sellers alike



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

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

*Paul Anslow
President & CEO ExpensePoint*



Description

A mixed use investment opportunity of four properties producing a rental income of £30,300 per annum. The property comprises a two bedroomed cottage plus shop to the ground floor, a one x three bedroomed apartment to the first floor and a one x one bedroomed apartment to the basement. The property benefits from double glazing and central heating and is fully let producing a rental income of approximately £30,300 per annum, inclusive of utilities.

Situated

Fronting Market Street in a popular location close to local amenities and schooling, approximately 4 miles from Rochdale town centre and approximately 14 miles from Manchester city centre.

Basement

Flat (559B) Hall, Open Plan Lounge/Kitchen, one Bedroom, Bathroom/WC.

Room, Kitchen, three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

Ground Floor

Cottage (557) Hall, Lounge, Kitchen Shop
(559) Main Sales Area, Kitchen, WC.

EPC Ratings

557 G. 559 C. 559A G. 599B D

Council Tax Band

557 A. 559A A. 599B A

First Floor

Cottage (557) Two Bedrooms with En-Suite Bathrooms/WC.
Flat (559A) Lounge/Dining



	Rent (pcm)
557 (Cottage)	£850 inclusive of utilities (except council tax)
559 (Shop)	£450 inclusive of utilities (except council tax)
559A (First Floor Flat)	£700 inclusive of utilities (except council tax)
559B (Basement Flat)	£525 inclusive of utilities (except council tax)
Total rent pcm	£2,525



Description

A fully licensed HMO investment opportunity producing a rental income of £25,480 per annum. A three storey middle terraced house converted to provide a six bedroomed fully licensed HMO which is currently fully let producing a total rental income of £25,480 per annum (inc bills). The property benefits from double glazing and central heating.

Situated

Off Bradford Street in a popular and well established residential location close to Bolton town centre amenities and transport links.

Ground Floor

Hall, Letting Room 1, Open Plan Communal Lounge/Kitchen/ Diner, Utility Area, Shower Room/WC

First Floor

Three Letting Rooms, Shower Room/WC, Separate WC

Second Floor

Two Letting Rooms

Outside

Yard to the rear

EPC Rating

E

Council Tax Band

B

Note

Please note the photos are from a couple of years ago before the current tenants moved in. Sutton Kersh have not inspected the property internally and all details have been provided by the vendor.



Joint Agent
Entwistle Green



LOT
84

43 Oxton Road, Birkenhead, Merseyside CH41 2QQ

GUIDE PRICE **£160,000+***

COMMERCIAL INVESTMENT

Description

A fully let mixed use investment opportunity producing a rental income of £25,200 per annum. The property comprises a middle terrace comprising a ground floor retail unit let as a takeaway on a 15 year lease from 2020 producing a rental income of £7,800 per annum together with three flats to the upper two floors (one × two bedroomed and two × one bedroomed) which are fully let producing a total of £17,400 per annum. The property benefits from double glazing.

Situated

Off Borough Road in a popular and well established location within walking distance of Birkenhead town centre and easy access to Liverpool city centre with the Queensway Tunnel less than half a mile away.

Ground Floor

Retail Unit – Fast Food Outlet, Industrial Kitchen, Storage Rooms, WC

First Floor

Flat 1 Living Room/Kitchen, Two Bedrooms, Shower Room/WC
Flat 2 Living Room/Kitchen, Bedroom, Shower Room/WC

Second Floor

Flat 3 Living Room/Kitchen, Bedrooms Shower Room/WC

Outside

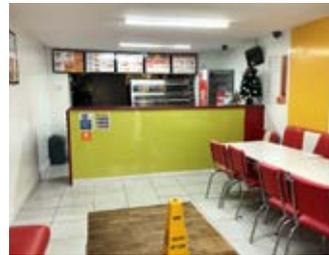
Yard to the rear

EPC Rating

Flat 1 C. **Flat 2** C. **Flat 3** C

Council Tax Band

Flat 1 A. **Flat 2** A. **Flat 3** TBC



LOT
85

26 Cherry Vale, Gateacre, Liverpool L25 5PX

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, a garage, driveway and gardens to the front and rear. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or re-sale purposes.

Situated

In a cul-de-sac location off Halewood Road within close proximity to local amenities, transport links and schooling. Less than 1 mile from Woolton Village and approximately 6.5 miles from Liverpool city centre.

Ground Floor

Hall, Cloakroom/WC, Lounge, Dining Room, Kitchen, Conservatory

Council Tax Band

C

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway, Front and Rear Gardens.

EPC Rating

G





Description

An extremely versatile three double bedroom detached two storey property enjoying an elevated position on the rural fringes of the sought after coastal village of Pentewan and panoramic views over the Pentewan Valley. The property currently comprises kitchen/breakfast room, sitting room, dining room, sun room, bathroom and additional shower room to the ground floor. Landing, bedroom two with an en-suite WC and bedroom three to the first floor. The property has the benefit of mature terraced gardens lying predominantly to the side of the property, with patio seating areas and a Summer house, along with a garage and additional parking area, the whole measuring circa 0.16 acres with perhaps the potential for further development/extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council.



Situated

The thriving coastal village of Pentewan offers a beach and former working harbour, sailing club, Post Office, garage, restaurants and a Public House, with further educational, shopping and leisure facilities available at St Austell and Mevagissey.



Ground Floor

Kitchen/breakfast room, bathroom, inner hallway, sitting room, dining room, sun room, shower room and master bedroom.

Outside

Terraced gardens with patio seating areas and Summer house. Garage and additional on drive parking.

Countrywide Property Auctions
01395 275691.

EPC Rating

F

Council Tax Band

D

Auctioneer's Note

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

First Floor

Landing, bedroom two with en-suite WC, bedroom three.

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries



Description

A spacious three bedroom maisonette having the benefit of a private balcony accessed via the lounge/diner and additional garden area situated in proximity of local amenities, schools and colleges, Penzance town centre and public transport links. The property offer a modern fitted kitchen, lounge/diner and balcony, with three bedrooms and a shower room on the upper floor. The property is likely to appeal to both the residential lettings fraternity and owner/occupiers in this popular residential location.

Situated

Penzance is a thriving and popular seaside town offering a comprehensive range of both High Street and boutique shops, cafes and restaurants, educational facilities catering for all age groups, along with the recently refurbished Promenade and Lido, sandy beaches. Penzance has easy access to the A30 and a mainline railway station.

Ground Floor

Entrance hall, lounge/diner, kitchen.

First Floor

Landing, three bedrooms, shower room.

Outside

Private balcony accessed from the lounge/diner and additional garden area.

Viewings

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

EPC Rating

E



Council Tax Band
B

Lease

125 years from 27th June 1988. Service charge and buildings insurance £22.98 per month. Ground rent £10 per annum.





Description

An interesting opportunity to acquire a sizeable three storey end of terrace property requiring refurbishment throughout. The property currently comprises a self-contained one bedroom lower ground floor flat with access to an enclosed rear courtyard garden area, with the ground floor and first floors currently loosely arranged as a one bedroom flat and a two bedroom flat respectively, all floors being independently metered for electricity.

Situated

St Levan Road is conveniently situated for local shops and supermarkets, educational and recreational facilities catering for all age groups, a GP surgery, public houses and restaurants, public transport links and readily commutable to the A38 and Plymouth city centre.

Lower Ground Floor Flat

Entrance hall, lounge/kitchen/diner with door to the rear garden, bedroom and shower room.

Ground Floor

Communal entrance hallway with stairs rising to the first floor, lounge/kitchen/diner, bedroom/sitting room and shower room.

First Floor

Half landing with shower room servicing the first floor. Landing,

lounge/kitchen/diner, bedroom one, bedroom two.

Outside

Railed frontage with steps leading down to a small courtyard area, shared gated alleyway to the rear of the property and an enclosed elevated garden area.

Auctioneer's Note

The ground floor of the upper part of the building is currently let on a rolling AST at a rate of £350pcm/£4,200 pae. A Section



21 Notice has been served on the tenant to vacate. Please refer to the legal pack for further details.

Viewings

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

EPC Ratings

Garden Flat G. 182 St Levan Road F



Council Tax Bands
Lower Ground Floor A
Ground Floor A
First Floor A

General view of building



Description

A vacant two bedroom first floor purpose built flat situated in a well-established residential area overlooking the communal green and with pleasant views to the rear of the property. Whilst in need of refurbishment throughout the property is likely to appeal as a post works residential lettings or resale opportunity and is suitable for cash buyers only due to the nature of construction. The property has the benefit of its own private entrance and an allocated garden to the front of the property and a storage shed to the side of the property.

Situated

The cathedral city of Truro offers a fabulous range of both high street and bespoke shops, cafes and leisure facilities, with pannier and street markets, art galleries and the Hall for Cornwall hosting regular events throughout the year.

Ground Floor

Entrance hall with stairs rising to the first floor.

First Floor

Landing, sitting room, kitchen/diner, two bedrooms and bathroom.

Outside

Allocated front garden and a shed situated to the side of the property.

Viewings

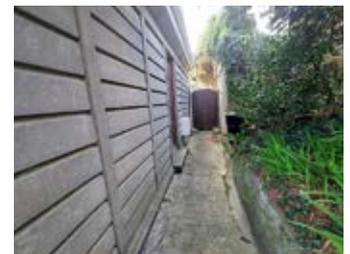
Strictly by prior appointment with Miller Countrywide Truro 01872 225225. General enquiries Countrywide Property Auctions 01395 275691.

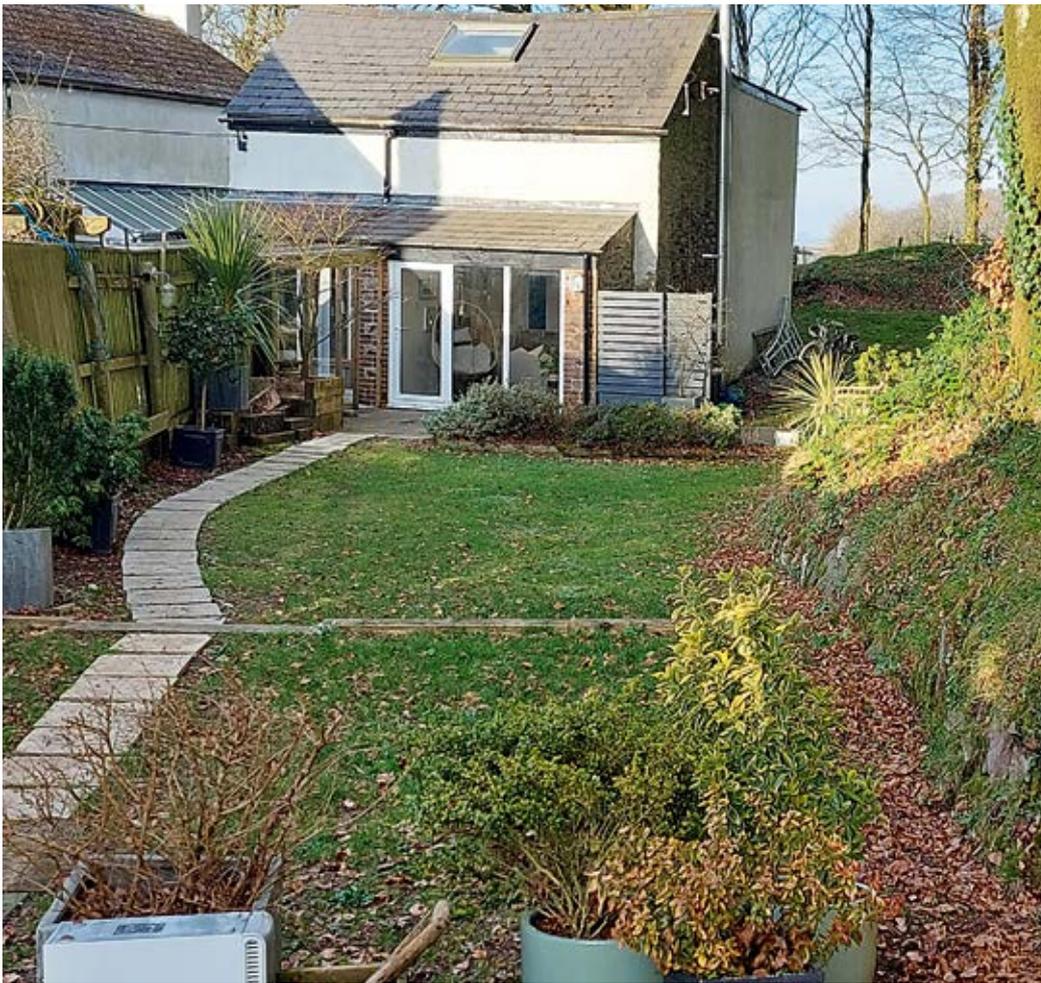
EPC Rating

TBC

Council Tax Band

A





Description

An interesting opportunity to acquire a charming detached two storey property situated on the rural fringes of Halwell, in the grounds of Stanborough Hundred. The property currently comprises a ground floor one bedroom apartment, with kitchen, sitting room with wood burning stove and doors to the garden, double bedroom and en-suite bathroom, along with a covered sun porch which also gives access to an external staircase leading to the first floor accommodation comprising a useful and versatile open space, with steps leading up to a second level and a bathroom. The property has the benefit of its own private gardens accessed from a shared driveway, with three storage sheds and glorious rural views. Whilst subject to a restriction for holiday use only, the property would make a perfect second home or an Airbnb venture with perhaps two units of accommodation subject to any requisite consents.

Situated

The village of Halwell is situated in the ever popular South Hams with excellent access via the A381 to the market towns of Totnes, Kingsbridge and the coastal town of Dartmouth all popular tourist and holiday destinations within the South West, being readily commutable to the A38/M5 road networks, Exeter airport and mainline railway stations.

Ground Floor

Sun porch, kitchen, sitting room, bedroom and en-suite bathroom.

First Floor

Accessed via an external staircase from the sun porch, open plan room with steps up to a second level room and bathroom.

Outside

A shared driveway gives access to the private parking area and gardens with areas of lawn and patio seating areas, three storage sheds and rural views.

Viewings

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

EPC Rating

D

Council Tax Band

A

Planning

A Grant of Planning Permission was issued by

South Hams District Council on the 11th December 2008, under application number 22/2013/08F, for 'Removal of Condition 2 of 22/0313/07F to allow use as an independent holiday dwelling'. Part of the planning application also incorporated plans for alterations to the existing property to form a ground floor kitchen, living room area and dining room area, with the first floor accommodation to incorporate three bedrooms and a bathroom, accessed via a spiral staircase from the dining area to

the first floor. Interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

Auctioneer's Note

We understand that some roofing works are required and that there are individually metered shared mains water, electricity and gas supplies, along with a shared septic tank.

Description

A high yielding multi-faceted freehold investment opportunity, comprising four x 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 fourth flat currently let at £600pcm/£7,200pae. The garage is also currently let at £100pcm/£1,200pae, with the current total combined income being £28,500 per annum.

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.

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.

Viewings

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

EPC Ratings

Shop E, Flat 1 D, Flat 2 D, Flat 3 C, Flat 4 E



Council Tax Bands

All flats individually rated band A Retail VOA rateable value £8,000





Description

A residential development opportunity to acquire a former Methodist Chapel/Ambulance Hall with implemented planning permission already in place for conversion into four mews style dwellings, with the accommodation arranged over three storeys, comprising three x two bedroom houses and a one bedroom property, with car parking on site.

Situated

The property is situated on the junction of Dennison Road and Lower Bore Street, in proximity of Bodmin town centre with its wide range of shopping, leisure and educational facilities catering for all age groups, business and retail parks, being readily commutable to the A38/A30 road networks and having a mainline railway station at Bodmin Parkway.

Planning

A Grant of Conditional Planning was issued by Cornwall Council Planning Department on the 1st April 2015, under application number PA15/01065, for 'Conversion of the former St John Ambulance Station into 4 self-contained houses. Demolition extends to the removal of internal walls and floor to create the new houses'. PA15/07121 on the 14th August 2015 for 'Submission of details to discharge conditions 4 & 8

in respect of decision notice PA15/01065. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Existing Accommodation/ Area

Ground Floor: 17.25m x 9.57m
Lower Ground Floor: 17.25 x 9.57m
Rear Extension: 13m x 13m
Car Park
Interested parties must make



and rely upon their own measurements.

EPC Rating
Not applicable

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

Council Tax Band
Not applicable



Description

A three bedroom semi-detached property requiring refurbishment throughout, situated in the Wonford area of Exeter. The property has the benefit of front and rear gardens requiring formalisation and would make an excellent post works lettings venture given its proximity to the Royal Devon & Exeter hospital, local schools and public transport links.

Situated

Chestnut Avenue is situated in the Wonford area of Exeter, in proximity of the RD&E, Ludwell Valley Park and local schools, with excellent public transport links to the city centre with its vibrant selection of shops, cafes and restaurants.

Ground Floor

Entrance hall, lounge/diner, kitchen and utility room.

EPC Rating

E

First Floor

Landing, three bedrooms and bathroom.

Council Tax Band

B

Outside

Front and rear gardens.

Viewings

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





Description

A three storey semi-detached character cottage set overlooking St Mary’s Church and the open countryside beyond in the highly sought after village of Thorncombe. Whilst in need of refurbishment and formalisation of the existing accommodation, the property currently offers a kitchen/breakfast room, lounge/diner to the ground floor, master bedroom and bathroom to the first floor, with two further loft rooms, rear garden and on drive parking offering tremendous potential to create a lovely family home, or a holiday home/Airbnb venture.

Situated

The picturesque rural village of Thorncombe offers a Primary school, village store/Post Office, Church and Chapel, being readily commutable to the nearby towns of Axminster with a main line railway station to Waterloo, Chard, Lyme Regis and in turn Exeter and Taunton.

Ground Floor

Kitchen/breakfast room, lounge/diner.

and patio seating area, on drive parking.

First Floor

Landing, master bedroom and bathroom.

Viewings

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

Second Floor

Two loft rooms.

EPC Rating

F

Outside

Rear garden with raised lawn



Council Tax Band

C

Note

Please be advised that completion shall take place 6 weeks after the date of exchange of contracts and not the standard 20 working days.



General view of building



Description

A first floor two bedroom apartment requiring modest updating being conveniently situated for Torpoint town centre and the ferry crossing to Plymouth, with the remainder of a 999 year lease which commenced in 1987 and a share of the freehold, along with use of the rear courtyard for parking and bin storage purposes. The property is likely to appeal to both residential lettings investors and owner occupiers in this well thought of and established residential location.

Situated

North Road is situated just off the main high street in Torpoint with a range of bespoke shops and public houses, supermarket and ferry crossing to Plymouth. Torpoint offers educational facilities catering for all age groups, with nearby coastal walks and beaches at Kingsand, Cawsand and Whitsand Bay.

Ground Floor

Communal entrance hall & private access to a small lobby with steps rising to the first floor.

First Floor

Landing, kitchen/diner and shower room, large half landing with loft access, sitting room and two bedrooms.

Outside

Shared courtyard to the rear of the property.

Viewings

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

EPC Rating

C

Council Tax Band

A





Description

A sizeable and versatile double fronted end of terrace period property comprising a ground floor retail area of 41 square metres with kitchen and servery area off, four bedroomed owners accommodation over the ground and first floors, with additional private entrance hall to the side of the property. In addition there is an attached garage/workshop with roller door and internal access from the rear of the property, an enclosed courtyard garden to the side and a paved area to the front of the property offering the potential for further seating or as a display area.

Situated

Harrison Terrace is situated on the fringes of the Cathedral City of Truro's main retail area, with both permit and visitors parking available on street and in proximity to the mainline railway station and Bosvigo school.

Ground Floor

Main retail area with servery, kitchen with doors to the garage/workshop and dining room, sitting room and owners entrance hallway. Attached garage/workshop.

First Floor

Split landing, four bedrooms and bathroom, WC.

Outside

Enclosed low maintenance courtyard garden area to the side of the property and paved frontage.

Viewings

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



EPC Rating

E

Council Tax Band

C





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 residential investment opportunity to acquire a Grade II listed two storey mid terraced property, currently let on four long established rolling assured shorthold tenancies, generating a combined income of £1,400pcm/£16,800pae. The property has the benefit of front and rear courtyard style gardens with pedestrian access to the rear service lane, along with the remainder of a 999 year lease and a pepper corn rent.

Situated

Clarence Place is situated in the Stonehouse area of Plymouth, a popular residential lettings area with local shopping facilities and easy access to both the City centre and Millbay.

Ground Floor

Rear tenement flat with bed/sitting room and kitchen, two bed/sitting rooms with kitchenettes and a shower room/WC serving the ground floor accommodation.

First Floor

Large bed/sitting room, kitchen and shower room/WC.

Outside

Front and rear courtyard gardens and access to the rear service lane.

EPC Rating

G

Council Tax Bands

Flat 1 A. Flat 2 A. Ground floor bedsits combined A

Viewings

Block viewings via Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.

Note

At the time of instruction the property has not been inspected internally. The property is



Grade II Listed with an EPC rating of G and is being sold with the existing tenants in situ. Interested parties must make and rely upon their own enquiries regarding any PRS Exemptions that they may wish to apply for if they are the successful purchaser. The property is not currently HMO licensed.





Description

A three double bedroom detached character cottage requiring updating and some remedial works, set in the highly sought after hamlet of Botallack, enjoying a plot size of circa 0.3 acres with glorious views over the surrounding countryside to the sea beyond from the upper floors. The property offers spacious living accommodation, level gardens being mainly laid to lawn with a patio seating area and on drive parking for several vehicles.



Situated

The rural hamlet of Botallack is steeped in Cornish mining history and sits within the Cornish and West Devon World Heritage Site, with a village pub and in proximity of Cot Valley & Cape Cornwall golf and leisure club. The nearby town of St Just offers a comprehensive range of bespoke shops and cafes, educational and leisure activities, with many glorious beaches nearby.

Ground Floor

Entrance hall, kitchen/breakfast room, sitting room with conservatory off, dining room and utility room.

rear of the property with areas of lawn and patio seating area.

Viewings

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

First Floor

Landing, three double bedrooms, bathroom and under eaves loft space/storage room.

Outside

Gravelled driveway with on drive parking for several vehicles with the main gardens lying to the

Note

The property will require some remedial works to the structure. Copies of structural/

site surveys and mining reports will be included within the legal pack. Interested parties must make and rely upon their own investigations. Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



EPC Rating

F

Council Tax Band

D



Description

A detached one bedroom coach house benefitting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for occupation or investment purposes.

Situated

Fronting Aigburth Drive overlooking Sefton Park in a popular and well-established location within walking distance to Lark Lane, local schooling and transport links. Liverpool city centre is approximately 2.5 miles away.

Ground Floor

Hall, Kitchen, Living Room, Cloakroom, WC.

less one day from and including 26th March 2004

First Floor

Bedroom, Dressing Room, Bathroom/WC

Outside

Front and Rear Yard

EPC Rating

C

Council Tax Band

D

Tenure

Leasehold for a term of 125 years



LOT
101

20 Mansell Road, Liverpool L6 6AZ

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A three/four bedroomed middle terraced house arranged as a four bedroomed HMO investment benefiting from double glazing and central heating. The property has a selective licence and we are advised the council inspected it recently and approved the licence. The property was used before the article 4 direction came into force and has grandfather rights to continue its use as a HMO. The property is fully let producing a rental income of £14,640.00 per annum.

Situated

Off Boaler Street in a popular and well established residential location close to local amenities, schools and shopping, 3 miles from Liverpool city centre.

Ground Floor

Hall, Letting Room 1, Communal Lounge, Communal Kitchen, Communal Shower Room/WC.

Council Tax Band

A

First Floor

Three Letting Rooms.

Outside

Yard to the rear.

EPC Rating

C

SOLD PRIOR



LOT
102

545 Southport Road, Bootle, Merseyside L20 0DE

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid-town house property benefitting from double glazing, central heating, a driveway, front and rear gardens. The property is in good condition throughout. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,000 per annum.

Situated

Fronting Southport Road at its junction with Linacre Lane in a popular and well established residential location within proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

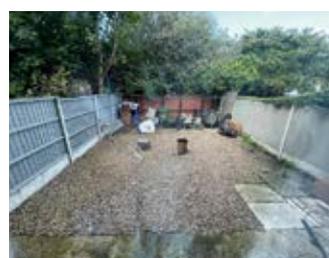
Outside

Front and rear gardens and a driveway

EPC Rating

D

SOLD PRIOR



LOT
103

4 Richard Kelly Close, Liverpool L4 8TU

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroomed mid-town house benefiting from double glazing, central heating, front paved forecourt and a rear garden. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. There is potential to extend the property to the rear, subject to any consents. The potential rental income is approximately £7,800.00 per annum.

Situated

Off Richard Kelly Drive in a popular residential location in an easy reach of local amenities, Broad Street shopping facilities, schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Kitchen

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC

Outside

Paved Forecourt and good Sized rear garden.

EPC Rating

D

SOLD PRIOR



LOT
104

Land on the corner of Arthur St & Beckwith St, Birkenhead CH41 4HW

GUIDE PRICE **£5,000+***

LAND

Description

A plot of land suitable for a variety of uses, subject to any necessary consents.

Situated

On the corner of Beckwith Street and Arthur Street in a popular and well-established residential location within close proximity to local amenities, schooling and approximately 1.5 miles from Birkenhead town centre.

SOLD PRIOR



LOT
105

56 Scorton Street, Liverpool L6 4AT

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7,800.00 per annum.

Situated

Off Rocky Lane in a popular and well-established residential area within close proximity to local amenities, Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

C

Council Tax Band

A



SOLD PRIOR

LOT
106

35a Radstock Road, Liverpool L6 3AU

GUIDE PRICE **£185,000+***

RESIDENTIAL INVESTMENT

Description

A six bedroom HMO investment opportunity currently fully let producing £21,000 per annum. The property comprises a detached house converted to provide a 6 bed fully licensed HMO property benefitting from double glazing, three bathrooms, and central heating. The property is fully let producing £21,000 per annum with the potential to increase to achieve in excess of £25,000 per annum.

Situated

Off Balmoral Road which in turn is off Prescot Road in a popular and well established residential area with close proximity to local amenities, Newsham Park school, a bus stop and tram stop. Approximately 3 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Communal Living Room, Communal Kitchen, WC, one Letting Room

Yard to the Rear

EPC Rating

E

First Floor

Communal Bathroom/WC, three Letting Rooms

Council Tax Band

B

Second Floor

Two Letting Rooms, (one with ensuite Bathroom/WC)



WITHDRAWN

LOT
107

160–162 Breck Road, Everton, Liverpool L5 6PX

GUIDE PRICE **£250,000+***

DEVELOPMENT OPPORTUNITIES

Description

A two storey middle terraced commercial property benefiting from double glazing and steel roller shutters. The property has previously had outline planning permission for the demolition of the existing building and development of a ground floor retail unit with 16 apartments above. Planning Ref No: 160/1362

Situated

Fronting Breck Road close to the junction with Breckfield Road North in a prominent busy main road position close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Side Room,
Office Area

First Floor

Storage Accommodation (not inspected)



LOT
108

30 County Road, Walton, Liverpool L4 3QH

GUIDE PRICE **£110,000+***

MIXED USE

Description

A substantial three storey mixed use corner property comprising a ground floor retail unit together with two floors of accommodation above accessed via a separate side entrance. The shop would be suitable for a number of uses and benefits from A5 use. The first/second floor would be suitable for residential conversion and benefits from lapsed planning to convert to provide four × one bed self-contained flats. Purchasers should rely on their own enquiries. Planning Ref No: 20PR/1320 Once converted the potential rental income would be approximately £30,000 per annum.

Situated

The premises are prominently situated fronting County Road on the corner of Wilmslow Road approximately 3 miles from Liverpool city centre. County Road itself is a well-established neighbourhood shopping district and main arterial route leading to Liverpool city centre and Queens Drive (A5058).

Cellar

Sutton Kersh have not internally inspected the cellar.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC

First Floor

Two Rooms, Kitchen, Bathroom/WC

Second Floor

Two Rooms, Kitchen, Bathroom/WC

Outside

Yard to the rear



EPC Rating

Shop E. Flat TBC





Description

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £7,800 per annum

Situated

Off Prescot Road in a popular and well established residential location in the Heart of Old Swan close and within close proximity schooling and good transport links. Approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge,
Kitchen,
Bathroom/
W.C.

First Floor

2 Bedrooms.

Outside

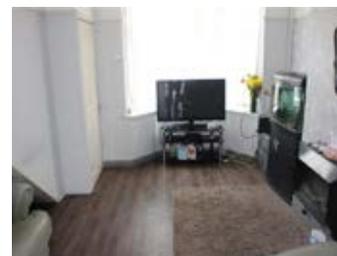
Rear yard.

Council Tax Band

A

EPC rating

C



Attention Landlords!

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

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

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

**DISCOUNTS AVAILABLE FOR
PORTFOLIO LANDLORDS!**

Talk to Dianne Dunbar, Lettings Branch Manager

For more information on our range of landlord services or to arrange a FREE property valuation call **Dianne Dunbar** on **0151 236 2332** or email **dianne.dunbar@lettings.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 form 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/notice/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 smoot 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.

SPECIAL 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.
- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

- BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller
 - Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

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 £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

G30.3 Extra Auction Conduct Conditions

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

G30.4 Searches

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

Residential Lettings & Estate Agency Services...



...we **sell** more because we **do** more

SuttonKersh

2 Cotton Street
Liverpool
L3 7DY

suttonkersh.co.uk

Working with

