

property auction

Registration closes promptly at
12pm on **Wednesday 6 December**
and you must be pre-registered
before this time in order to bid

Thursday 7 December 2023
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

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Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

0151 207 6315

auctions@suttonkersh.co.uk

2024 Auction Dates

Auction

Thursday 15th February
Thursday 4th April
Thursday 23rd May
Thursday 18th July
Thursday 12th September
Thursday 24th October
Thursday 12th December

Closing

Thursday 19th January
Friday 8th March
Friday 26th April
Friday 21st June
Friday 16th August
Friday 27th September
Friday 15th November

Welcome



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

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

This our seventh catalogue of the year offers a wide variety of lots for every interest and budget so we are confident you will find something to bid for.

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

Lot 3 6 Melling Road, Liverpool L9 0LG
VACANT RESIDENTIAL **Guide price £75,000+***

Lot 18 17 Deane Road, Kensington, Liverpool L7 0ES
VACANT RESIDENTIAL **Guide price £275,000+***

Lot 23 39 Peel Street, Liverpool L8 3SY
RESIDENTIAL INVESTMENT **Guide price £300,000+***

Lot 75 3 Herondale Road, Allerton, Liverpool L18 1JY
VACANT RESIDENTIAL **Guide price £150,000+***

Lot 76 16 Oldbridge Road, Speke, Liverpool L24 2TN
VACANT RESIDENTIAL **Guide price £70,000+***

Lot 77 24 Elm Road, Walton, Liverpool L4 5UT
RESIDENTIAL INVESTMENT **Guide price £55,000+***

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.

It finally just leaves me to wish you a fabulous Christmas and new year and we look forward to being of service in 2024

Cathy Holt MNAEA MNAVA
Associate Director

115 lots available

70+
vacant
residential

20+
residential
investment

5
commercial
investment

5
land

4
mixed
use

2
vacant
commercial

Highlights



6 Melling Road, Liverpool L9 0LG



17 Deane Road, Kensington, Liverpool L7 0ES



39 Peel Street, Liverpool L8 3SY



3 Herondale Road, Allerton, Liverpool L18 1JY



16 Oldbridge Road, Speke, Liverpool L24 2TN



24 Elm Road, Walton, Liverpool L4 5UT

2023 – our year so far!



436
LOTS SOLD



£52.65m
RAISED



82%
SUCCESS

SuttonKersh

JAN

FEB

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

MAR

APR

66 | **£7.6m** | **83%**
LOTS SOLD | RAISED | SUCCESS

87 | **£13.3m** | **82%**
LOTS SOLD | RAISED | SUCCESS

MAY

JUN

75 | **£8.35m** | **84%**
LOTS SOLD | RAISED | SUCCESS

JUL

AUG

67 | **£7.29m** | **79%**
LOTS SOLD | RAISED | SUCCESS

SEPT

OCT

67 | **£7.86m** | **78%**
LOTS SOLD | RAISED | SUCCESS

NOV

DEC

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.



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www.mslendinggroup.co.uk

0161 823 7993



Order of sale **Thursday 7 December 2023**

For sale by public auction unless sold prior or withdrawn

1	69 Sheil Road, Liverpool L6 3AD	£95,000+*
2	61 Whitland Road, Liverpool L6 8NP	£70,000+*
3	6 Melling Road, Liverpool L9 OLG	£75,000+*
4	125 Belfield Road, Accrington, Lancashire BB5 2JD	£45,000+*
5	Apt 117, 1 William Jessop Way, Liverpool L3 1DZ	£70,000+*
6	9 Saker Street, Liverpool L4 0RA	£55,000+*
7	Apts 1-3, 2 Brainerd Street, Liverpool L13 7GB	£180,000+*
8	9 Teynham Crescent, Liverpool L11 3BH	£80,000+*
9	3 Sunnyfield Avenue, Morecambe, Lancashire LA4 6EU	£190,000+*
10	16 Ridley Road, Liverpool L6 6DN	£95,000+*
11	122 Knowsley Road, Bootle, Merseyside L20 4NR	£55,000+*
12	Flat 17 Birchen House, 1 Canning Street, Birkenhead CH41 1ND	£55,000+*
13	78 All Hallows Drive, Speke, Liverpool L24 2RA	£115,000+*
14	2a/2b Long Lane, Walton, Liverpool L9 9AQ	£85,000+*
15	7 Hawesside Street, Southport, Merseyside PR9 0TN	£130,000+*
16	21 Beatrice Street, Bootle, Merseyside L20 2ED	£55,000+*
17	81 Kipling Avenue, Liverpool L36 0TY	£90,000+*
18	17 Deane Road, Kensington, Liverpool L7 0ES	£275,000+*
19	15 Mosshill Close, Liverpool L31 2JL	£125,000+*
20	41 Priory Road, Liverpool L4 2RX	£85,000+*
21	Apt 3, 12 Croxteth Grove, Liverpool L8 0RX	£70,000+*
22	318 & 318a High Street, Connah's Quay, Deeside, Clwyd CH5 4DP	£90,000+*
23	39 Peel Street, Liverpool L8 3SY	£300,000+*
24	143 Picton Road, Wavertree, Liverpool L15 4LG	£90,000+*
25	11 Melling Road, Bootle, Merseyside L20 5BD	£68,000+*
26	21 Elaine Street, Liverpool L8 8HT	£75,000+*
27	88 Grange Road West, Prenton, Merseyside CH43 4XF	£400,000+*
28	32 Beech Road, Birkenhead, Merseyside CH42 0JL	£125,000+*
29	14 Beechwood Road, Litherland, Liverpool L21 8JZ	£60,000+*
30	28 Muspratt Road, Seaforth, Liverpool L21 4NW	£75,000+*
31	62 City Road, Liverpool L4 5TE	£85,000+*
32	23 Croxteth Road, Bootle, Merseyside L20 5EA	£75,000+*
33	33 Victoria Road, Ramsgate, Kent CT11 8BZ	£345,000+*
34	24 Esher Close, Wirral, Merseyside CH62 1EY	£80,000+*
35	38 Oaklands Drive, Carlisle CA2 4NH	£70,000+*
36	Land on the south side of Regents Circus, Swindon SN1 3DQ	£4,000+*
37	24 Ocean Road, Liverpool L21 8NH	£70,000+*
38	103 Seaforth Road, Liverpool L21 4LA	£90,000+*
39	34 Adelaide Road, Kensington, Liverpool L7 8SG	£85,000+*
40	Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ	£90,000+*
41	27 Woodbine Street, Liverpool L5 7RR	£60,000+*
42	50 Rosehill Court, Liverpool L25 4TF	£115,000+*
43	79 Hampton Road, Southport, Merseyside PR8 6QD	£125,000+*
44	19 Freehold Street, Liverpool L7 0JH	£115,000+*
45	5 Renwick Road, Liverpool L9 2DD	£90,000+*
46	3 Eldon Road, Birkenhead, Merseyside CH42 3XR	£65,000+*
47	17 Worthing Street, Brighton-le-sands, Liverpool L22 6QU	£135,000+*
48	20 Beta Close, Wirral, Merseyside CH62 5BY	£110,000+*
49	22 Edwin Street, Widnes, Cheshire WA8 6QJ	£60,000+*
50	31 Heskin Walk, Liverpool L32 3XU	£110,000+*
51	47 Guildford Street, Wallasey, Merseyside CH44 0BP	£50,000+*
52	72 Thingwall Road, Liverpool L15 7LA	£250,000+*
53	66 Linaker Street, Southport, Merseyside PR8 5DG	£125,000+*
54	16 Halsbury Road, Kensington, Liverpool L6 6DQ	£85,000+*
55	48 Whitland Road, Liverpool L6 8NR	£75,000+*
56	50 Morecambe Street, Liverpool L6 4AX	£50,000+*
57	Lurgaboy, Prescot Road, Melling, Liverpool L31 1AW	£225,000+*
58	70 New Hutte Lane, Liverpool L26 9UD	£165,000+*

59	19 Crockleford Avenue, Southport, Merseyside PR8 6UA	£150,000+*
60	5 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX	£215,000+*
61	34 Carr Lane East, Liverpool L11 4SQ	£70,000+*
62	139 Ince Avenue, Anfield, Liverpool L4 7UT	£75,000+*
63	59 Laburnum Road, Fairfield, Liverpool L7 0HT	£175,000+*
64	Apt 218 The Collegiate, 20 Shaw Street, Liverpool L6 1HA	£90,000+*
65	29 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA	£130,000+*
66	365 Mill Street, Liverpool L8 4RB	£275,000+*
67	49 Seaforth Road, Liverpool L21 3TX	£85,000+*
68	93 Ronald Street, Liverpool L13 2AA	£65,000+*
69	84 Max Road, Liverpool L14 4BJ	£70,000+*
70	78 Ronald Street, Liverpool L13 2AB	£75,000+*
71	90 Salisbury Road, Wavertree, Liverpool L15 1HW	£165,000+*
72	2 Keith Avenue, Liverpool L4 5SL	£70,000+*
73	31 Balmoral Road, Fairfield, Liverpool L6 8NB	£275,000+*
74	28 Colville Street, Liverpool L15 4JX	£75,000+*
75	3 Herondale Road, Allerton, Liverpool L18 1JY	£150,000+*
76	16 Oldbridge Road, Speke, Liverpool L24 2TN	£70,000+*
77	24 Elm Road, Walton, Liverpool L4 5UT	£55,000+*
78	108 Picton Road/2 Ashfield, Liverpool L15 1EZ	£275,000+*
79	11 Morecambe Street, Liverpool L6 4AU	£45,000+*
80	Land bordering Formby Bypass, Formby L37 8EG	£7,500+*
81	14 St. Agnes Road, Kirkdale, Liverpool L4 1RS	£65,000+*
82	191–199 Park Road, Toxteth, Liverpool L8 6SE	£200,000+*
83	20 Cedar Grove, Toxteth, Liverpool L8 0SW	£75,000+*
84	237 Cherry Lane, Liverpool L4 6UQ	£85,000+*
85	17 Chermside Road, Liverpool L17 0AH	£218,000+*
86	22 Orrell Lane, Liverpool L9 8BY	£70,000+*
87	162 Dunriding Lane, St. Helens, Merseyside WA10 4AF	£75,000+*
88	9 Rathbone Road, Wavertree, Liverpool L15 4HG	£180,000+*
89	7 Manvers Road, Childwall, Liverpool L16 3NP	£200,000+*
90	18 Colwell Close, Liverpool L14 8YF	£55,000+*
91	9 Walton Village, Liverpool L4 6TJ	£325,000+*
92	12 Buckland Brake, Newton Abbot, Devon TQ12 4DE	£230,000+*
93	3 Carpalla Terrace, Foxhole, St. Austell, Cornwall PL26 7TZ	£135,000+*
94	Flat 2, 7 Riviera Terrace, Dawlish, Devon EX7 0AE	£70,000+*
95	48 Kenwyn Road, Torquay TQ1 1LX	SOLD PRIOR
96	Dean Cottage, Limes Lane, Liskeard, Cornwall PL14 4HP	£100,000+*
97	Ambleway, Limes Lane, Liskeard, Cornwall PL14 4HP	£150,000+*
98	Lelanta, Victoria, Roche, St. Austell, Cornwall PL26 8LG	£100,000–£125,000*
99	5 Fore Street, Bodmin, Cornwall PL31 2HX	£150,000–£175,000*
100	The Orchard, Wringworthy, Morval, Looe, Cornwall PL13 1PR	£125,000+*
101	201 & 201a Union Street, Torquay TQ1 4BY	£150,000–£175,000*
102	Land adjacent Bridge Road, Kingswear, Dartmouth, Devon TQ6 0DZ	£30,000–£40,000*
103	Land known as Leat Cottage, Ashbrittle, Wellington TA21 0LH	£55,000+*
104	1 The Grove Mews, Burnham-on-Sea, Somerset TA8 2BU	SOLD PRIOR
105	91 Fore Street, Redruth, Cornwall TR15 2BP	£125,000+*
106	37 Gilroy Road, Liverpool L6 6BG	SOLD PRIOR
107	14 Holly Road, Fairfield, Liverpool L7 0LH	SOLD PRIOR
108	9 Park House, Bridge Road, St. Austell, Cornwall PL25 5HD	SOLD PRIOR
109	69 Pendennis Street, Liverpool L6 5AG	SOLD PRIOR
110	127 Beatrice Street, Bootle, Merseyside L20 2EG	SOLD PRIOR
111	77 Queens Drive, Mossley Hill, Liverpool L18 2DU	SOLD PRIOR
112	198 Raffles Avenue, Carlisle CA2 7EF	WITHDRAWN
113	31 Warton Street, Bootle, Merseyside L20 4PX	SOLD PRIOR
114	10 Richard Terrace, Coronation, Bishop Auckland DL14 8SL	£27,000+*
115	23 Mainsforth Front Row, Ferryhill, County Durham DL17 0DE	£30,000+*

Order of sale by type

Commercial investment

- 20 41 Priory Road, Liverpool L4 2RX
- 24 143 Picton Road, Wavertree, Liverpool L15 4LG
- 67 49 Seaforth Road, Liverpool L21 3TX
- 78 108 Picton Road/2 Ashfield, Liverpool L15 1EZ
- 82 191–199 Park Road, Toxteth, Liverpool L8 6SE

Development opportunities

- 98 Lelanta, Victoria, Roche, St. Austell, Cornwall PL26 8LG

Land

- 36 Land on the south side of Regents Circus, Swindon SN1 3DQ
- 80 Land bordering Formby Bypass, Formby L37 8EG
- 100 The Orchard, Wringworthy, Morval, Looe, Cornwall PL13 1PR
- 102 Land adjacent Bridge Road, Kingswear, Dartmouth, Devon TQ6 0DZ
- 103 Land known as Leat Cottage, Ashbrittle, Wellington TA21 0LH

Mixed Use

- 11 122 Knowsley Road, Bootle, Merseyside L20 4NR
- 86 22 Orrell Lane, Liverpool L9 8BY
- 101 201 & 201a Union Street, Torquay TQ1 4BY
- 105 91 Fore Street, Redruth, Cornwall TR15 2BP

Residential investment

- 6 9 Saker Street, Liverpool L4 0RA
- 7 Apts 1–3, 2 Brainerd Street, Liverpool L13 7GB
- 12 Flat 17 Birchen House, 1 Canning Street, Birkenhead CH41 1ND
- 15 7 Hawesside Street, Southport, Merseyside PR9 0TN
- 16 21 Beatrice Street, Bootle, Merseyside L20 2ED
- 21 Apt 3, 12 Croxteth Grove, Liverpool L8 0RX
- 22 318 & 318a High Street, Connah's Quay, Deeside, Clwyd CH5 4DP
- 23 39 Peel Street, Liverpool L8 3SY
- 25 11 Melling Road, Bootle, Merseyside L20 5BD
- 29 14 Beechwood Road, Litherland, Liverpool L21 8JZ
- 31 62 City Road, Liverpool L4 5TE
- 32 23 Croxteth Road, Bootle, Merseyside L20 5EA
- 41 27 Woodbine Street, Liverpool L5 7RR
- 43 79 Hampton Road, Southport, Merseyside PR8 6QD
- 60 5 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX
- 63 59 Laburnum Road, Fairfield, Liverpool L7 0HT
- 65 29 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA
- 66 365 Mill Street, Liverpool L8 4RB
- 72 2 Keith Avenue, Liverpool L4 5SL

- 73 31 Balmoral Road, Fairfield, Liverpool L6 8NB
- 77 24 Elm Road, Walton, Liverpool L4 5UT
- 79 11 Morecambe Street, Liverpool L6 4AU
- 88 9 Rathbone Road, Wavertree, Liverpool L15 4HG
- 90 18 Colwell Close, Liverpool L14 8YF
- 110 127 Beatrice Street, Bootle, Merseyside L20 2EG
- 114 10 Richard Terrace, Coronation, Bishop Auckland DL14 8SL
- 115 23 Mainsforth Front Row, Ferryhill, County Durham DL17 0DE

Vacant commercial

- 14 2a/2b Long Lane, Walton, Liverpool L9 9AQ
- 99 5 Fore Street, Bodmin, Cornwall PL31 2HX

Vacant residential

- 1 69 Sheil Road, Liverpool L6 3AD
- 2 61 Whitland Road, Liverpool L6 8NP
- 3 6 Melling Road, Liverpool L9 0LG
- 4 125 Belfield Road, Accrington, Lancashire BB5 2JD
- 5 Apt 117, 1 William Jessop Way, Liverpool L3 1DZ
- 8 9 Teynham Crescent, Liverpool L11 3BH
- 9 3 Sunnyfield Avenue, Morecambe, Lancashire LA4 6EU
- 10 16 Ridley Road, Liverpool L6 6DN
- 13 78 All Hallows Drive, Speke, Liverpool L24 2RA
- 17 81 Kipling Avenue, Liverpool L36 0TY
- 18 17 Deane Road, Kensington, Liverpool L7 0ES
- 19 15 Mosshill Close, Liverpool L31 2JL
- 26 21 Elaine Street, Liverpool L8 8HT
- 27 88 Grange Road West, Prenton, Merseyside CH43 4XF
- 28 32 Beech Road, Birkenhead, Merseyside CH42 0JL
- 30 28 Muspratt Road, Seaforth, Liverpool L21 4NW
- 33 33 Victoria Road, Ramsgate, Kent CT11 8BZ
- 34 24 Esher Close, Wirral, Merseyside CH62 1EY
- 35 38 Oaklands Drive, Carlisle CA2 4NH
- 37 24 Ocean Road, Liverpool L21 8NH
- 38 103 Seaforth Road, Liverpool L21 4LA
- 39 34 Adelaide Road, Kensington, Liverpool L7 8SG
- 40 Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ
- 42 50 Rosehill Court, Liverpool L25 4TF
- 44 19 Freehold Street, Liverpool L7 0JH
- 45 5 Renwick Road, Liverpool L9 2DD
- 46 3 Eldon Road, Birkenhead, Merseyside CH42 3XR
- 47 17 Worthing Street, Brighton-le-sands, Liverpool L22 6QU
- 48 20 Beta Close, Wirral, Merseyside CH62 5BY
- 49 22 Edwin Street, Widnes, Cheshire WA8 6QJ
- 50 31 Heskin Walk, Liverpool L32 3XU
- 51 47 Guildford Street, Wallasey, Merseyside CH44 0BP
- 52 72 Thingwall Road, Liverpool L15 7LA
- 53 66 Linaker Street, Southport, Merseyside PR8 5DG
- 54 16 Halsbury Road, Kensington, Liverpool L6 6DQ
- 55 48 Whitland Road, Liverpool L6 8NR
- 56 50 Morecambe Street, Liverpool L6 4AX
- 57 Lurgaboy, Prescot Road, Melling, Liverpool L31 1AW
- 58 70 New Hutte Lane, Liverpool L26 9UD
- 59 19 Crockleford Avenue, Southport, Merseyside PR8 6UA
- 61 34 Carr Lane East, Liverpool L11 4SQ
- 62 139 Ince Avenue, Anfield, Liverpool L4 7UT
- 64 Apt 218 The Collegiate, 20 Shaw Street, Liverpool L6 1HA
- 68 93 Ronald Street, Liverpool L13 2AA
- 69 84 Max Road, Liverpool L14 4BJ
- 70 78 Ronald Street, Liverpool L13 2AB
- 71 90 Salisbury Road, Wavertree, Liverpool L15 1HW
- 74 28 Colville Street, Liverpool L15 4JX
- 75 3 Herondale Road, Allerton, Liverpool L18 1JY
- 76 16 Oldbridge Road, Speke, Liverpool L24 2TN
- 81 14 St. Agnes Road, Kirkdale, Liverpool L4 1RS
- 83 20 Cedar Grove, Toxteth, Liverpool L8 0SW
- 84 237 Cherry Lane, Liverpool L4 6UQ
- 85 17 Cherside Road, Liverpool L17 0AH
- 87 162 Dunriding Lane, St. Helens, Merseyside WA10 4AF
- 89 7 Manvers Road, Childwall, Liverpool L16 3NP
- 91 9 Walton Village, Liverpool L4 6TJ
- 92 12 Buckland Brake, Newton Abbot, Devon TQ12 4DE
- 93 3 Carpalla Terrace, Foxhole, St. Austell, Cornwall PL26 7TZ
- 94 Flat 2, 7 Riviera Terrace, Dawlish, Devon EX7 0AE
- 95 48 Kenwyn Road, Torquay TQ1 1LX
- 96 Dean Cottage, Limes Lane, Liskeard, Cornwall PL14 4HP
- 97 Ambleway, Limes Lane, Liskeard, Cornwall PL14 4HP
- 104 1 The Grove Mews, Burnham-on-Sea, Somerset TA8 2BU
- 106 37 Gilroy Road, Liverpool L6 6BG
- 107 14 Holly Road, Fairfield, Liverpool L7 0LH
- 108 9 Park House, Bridge Road, St. Austell, Cornwall PL25 5HD
- 109 69 Pendennis Street, Liverpool L6 5AG
- 111 77 Queens Drive, Mossley Hill, Liverpool L18 2DU
- 112 198 Raffles Avenue, Carlisle CA2 7EF
- 113 31 Warton Street, Bootle, Merseyside L20 4PX

LOT
1

ON BEHALF OF A HOUSING ASSOCIATION

69 Sheil Road, Liverpool L6 3AD

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A three storey middle terraced house converted to provide three × self-contained flats, two × one bedroomed and one × duplex studio. The property benefits from double glazing and central heating and following refurbishment and modernisation would be suitable for investment purposes with a potential rental income of approximately £17,400 per annum.

Situated

Fronting Sheil Road (B5188) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Communal Entrance Hall
Flat 1 Hall, Living Room,
Bathroom/WC, Kitchen,
Bedroom

Outside

Yard to the rear

EPC Rating

Flat 1 D. Flat 2 C. Flat 3 D

First Floor

Flat 2 Hall, Living Room,
Kitchen, Bedroom, Bathroom/
WC
Flat 3 Bathroom/WC

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A

Second Floor

Flat 3 Open Plan Lounge/
Bedroom, Kitchen



LOT
2

61 Whitland Road, Liverpool L6 8NP

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced property in need of a full scheme of upgrade and refurbishment works. Once complete, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Just off Elm Vale which in turn is off Prescot Road in a popular and well established residential location, close to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining
Room, Kitchen.

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard To Rear

Council Tax Band

A

EPC Rating

D



LOT

3

6 Melling Road, Liverpool L9 0LG

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A three/four bedroom middle terraced property benefiting from double glazing. Following a scheme of upgrade and refurbishment works, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Warbreck Moor (A59) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 6.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Reception Room, Kitchen.

EPC Rating

G

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

Loft Room.

Outside

Yard to Rear and WC

Council Tax Band

A



LOT

4

ON BEHALF OF A HOUSING ASSOCIATION

125 Belfield Road, Accrington, Lancashire BB5 2JD

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle town house benefiting from double glazing, central heating and front and rear gardens. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum. Please note the property is currently a cash buy only due to having no kitchen or bathroom fittings.

Situated

Off Cotton Street which is in turn off Wellington Street in a popular and well established residential location close to local amenities and transport links. Accrington town centre is approximately 1 mile away.

Ground Floor

Hall, Living Room, Kitchen (no fittings)

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC (no fittings)

Outside

Front and Rear Gardens

EPC Rating

G



LOT

5

Apt 117, 1 William Jessop Way, Liverpool L3 1DZ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A second floor one bed roomed apartment benefiting from double glazing, electric heating, lift access and concierge. The property is in need of modernisation works following which it would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum. This property is suitable for cash buyers only.

Situated

Fronting William Jessop Way on Princes Dock in a popular location within walking distance to Liverpool city centre shops, bars and restaurants and close to all transport links.

Ground Floor

Main Entrance, Hallway.

First Floor

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

EPC Rating

C

Council Tax Band

B



LOT

6

9 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 £5,280 per annum. There is potential to increase the rental income to the current market rent of approximately £650 pcm.

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

EPC Rating

D

First Floor

Two Bedrooms

Council Tax Band

A

Outside

Yard to the rear

Note

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



LOT

7

Apts 1-3, 2 Brainerd Street, Liverpool L13 7GB

GUIDE PRICE **£180,000+***

RESIDENTIAL INVESTMENT

Description

Residential investment producing £19,800 per annu. Three x two bedroomed self-contained apartments within a block of four with the benefit of double glazing, electric heating and gated communal parking. The apartments are all currently let by way of Assured Shorthold Tenancies at a rental of £19,800 per annum.

Situated

On the corner of Brainerd Street and Green Lane in a popular and well established residential location close to local amenities and approximately 4.5 miles from Liverpool city centre.

Ground Floor

Main entrance hallway

Outside

Communal gated parking.

First Floor

Flat 1 Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC

Flat 2 Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC with separate shower.

Note

The ground floor retail unit 'Betfred' has been sold separately and is not included in the sale

Council Tax Band

Apt 1 A. Apt 2 A. Apt 3 A

EPC Rating

Apt 1 C. Apt 2 C. Apt 3 C

Second Floor

Flat 3 Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC

**Joint Agent**

Sid Vance



LOT

8

9 Teynham Crescent, Liverpool L11 3BH

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income in excess of £9,000.00 per annum.

Situated

Off Mollington Avenue which is in turn off Utting Avenue East in a popular residential location close to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Box Room.

Outside

Driveway and Rear Garden.

EPC Rating

C

Council Tax Band

A



LOT

9

3 Sunnyfield Avenue, Morecambe, Lancashire LA4 6EU

GUIDE PRICE £190,000+*

VACANT RESIDENTIAL

Description

A two bedroomed true detached bungalow in the sought after area of Bare. The property benefits from double glazing, central heating, front and rear gardens, driveway with space for three cars and a garage. There is also potential to convert the loft space into a third bedroom, subject to gaining the necessary consents. Following refurbishment and modernisation it would be suitable for occupation, resale or investment purposes. Please note this property is a cash buy only.

Situated

Off Seaborn Road which is in turn off Marine Road East in a sought after and popular residential location within close proximity to local amenities, transport links and Morecambe Bay.

Ground Floor

Vestibule, Hall, Living Room, Kitchen/Diner, Two Bedrooms, Shower Room/WC with underfloor heating, Sun Room

Council Tax Band

D

Joint Agent

Entwistle Green

**Outside**

Gardens to the front and rear, Driveway with space for 3 cars, Garage

EPC Rating

D



LOT

10

ON BEHALF OF A HOUSING ASSOCIATION

16 Ridley Road, Liverpool L6 6DN

GUIDE PRICE £95,000+*

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Off Sheil Road (B5188) in a popular and well established location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

C

Council Tax Band

A



LOT

11

122 Knowsley Road, Bootle, Merseyside L20 4NR

GUIDE PRICE £55,000+*

MIXED USE

Description

A three storey mixed use property comprising a ground floor retail unit together with a two bedroom self-contained flat above, accessed via a separate rear entrance. The property benefits from double glazing and central heating. The ground floor retail unit has suffered some fire/smoke damage and following a scheme of refurbishment works and modernisation the property would be suitable for a number of uses, with a potential rental income of approximately £12,500 per annum.

Situated

Fronting Knowsley Road (A566) in a popular and well established location close to local amenities, Poets Park and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room

EPC Rating

Shop C. Flat D

First Floor

Flat Bathroom/WC, Kitchen, Lounge

Council Tax Band

A

Second Floor

Two Bedrooms, Attic Room above

Outside

Rear Yard



LOT

12

Flat 17 Birchen House, 1 Canning Street, Birkenhead CH41 1ND

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

Description

A one bedroomed first floor flat within a purpose built block benefiting from double glazing, electric heating, lift access and intercom system. The property is in good order throughout and includes the furniture. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,940 per annum.

Situated

On the corner of Canning Street and Bridge Street within walking distance to Birkenhead town centre, amenities and transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Main Entrance, Hallway.

Note

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

First Floor

Flat Hall, Open Plan Living Room/Kitchen, Shower Room/WC, Store Cupboard, Bedroom.

EPC Rating

C

Council Tax Band

A



LOT
13

78 All Hallows Drive, Speke, Liverpool L24 2RA

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefitting from double glazing, central heating, driveway, garage and gardens. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential income in excess of £12,000 per annum.

Situated

Off Millwood Road which in turn is off Speke Boulevard (A561) in a popular and well established residential location close to local amenities, Liverpool John Lennon Airport and approximately 8.5 miles from Liverpool city centre.

Ground Floor

Hall, WC, Through Lounge,
Kitchen/Dining Room

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, Garage, Front and rear gardens.

EPC Rating

C

Council Tax Band

B



LOT
14

2a/2b Long Lane, Walton, Liverpool L9 9AQ

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

Description

A two storey detached workshop/garage with office accommodation above benefitting from steel electric roller shutters. The property would be suitable for a number of commercial premises with the potential to convert into residential use subject to gaining any necessary relevant planning consents.

Situated

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

Basement

Not inspected

EPC Rating

TBC

Ground Floor

Workshop/Garage sales area

First Floor

Three Rooms, Kitchen, Shower room/WC

Outside

Parking for two cars. Covered rear alley with WC



LOT
15

7 Hawesside Street, Southport, Merseyside PR9 0TN

GUIDE PRICE **£130,000+***

RESIDENTIAL INVESTMENT

Description

A three storey plus basement semi-detached property converted to provide 3 x 1 bed roomed self contained flats benefitting from double glazing, central heating and an alarm system. The vendor advises the roof has been repaired approximately three years ago.

Flats 2 and 3 are currently let by way of Assured Shorthold Tenancies producing a rental income of £10,400 per annum. The vendor also advises Sefton Council have approved a HMO licence and further details can be found within the legal pack.

Situated

Off London Street which in turn is off Lord Street Promenade (A565) in an established and popular residential location within walking distance to the Southport town centre amenities and transport links.

Lower Ground Floor

Cellar Not inspected

Ground Floor

Communal Hallway

Flat 1 Living Room, Bedroom, Hall, Bathroom W/C, Kitchen with Access to Rear Yard

First Floor

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

Second Floor

Flat 3 Hall, Living Room, Bedroom, Kitchen, Bathroom W/C



Outside

Front Forecourt Rear Yard with Out Building

EPC Rating

Flat 1 C. Flat 2 C. Flat 3 C

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A

LOT
16

21 Beatrice Street, Bootle, Merseyside L20 2ED

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom mid terraced house benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. There is potential to increase the rental income to a market rent of £650pcm.

Situated

Off Stanley Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Through Living Room/Dining Room, Kitchen

Note

We are advised by the vendor that a Section 21 notice has been served to the tenants.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



Description

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

Situated

Off Logwood Road in a popular residential location close to local amenities, Huyton town centre, schooling and transport links. Liverpool city centre is approximately 8 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hallway, Lounge with french doors, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens and Driveway.

EPC Rating

E

Council Tax Band

A



The go-to agent



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

I just want to express my heartfelt gratitude to all the team for the hard work you put into selling 16 Ettington. You all displayed endless patience and helpfulness with any queries I had.

The whole auction process was made 'stress-free' by your professionalism, exemplary organisational skills and keeping me updated every step of the process.

I can't sing your praises enough and I will most definitely be recommending Sutton Kersh Auctions as the go-to agent for selling your home

Thanks again

Linda Clarke



Description

A vacant substantial four storey semi detached property sat on a good sized plot and converted to provide 6 self contained flats (2x2 bed and 4x1 bed). The property benefits from gardens to the front and rear, with development potential to the rear, subject to any necessary consents. All 6 flats are under the same title. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes or resale. When fully let the potential rental income is approximately £49,000 per annum.

Situated

Between Kensington High Street and Edge Lane in a popular and well established residential location within easy reach of local amenities, schooling and transport links being one of the main arteries into Liverpool City Centre, approximately 2 miles away.

Ground Floor

Porch Entrance Hallway
Basement - **Flat 1** - Two Bedrooms, Lounge/Kitchen, Shower Room/WC
Flat 2 - Open Plan Lounge/ Kitchen, Two Bedrooms, Shower/ WC

First Floor

Flat 3 - Open Plan Lounge/ Kitchen, Bedroom, Shower/WC
Flat 4 - Open Plan Lounge/ Kitchen, Bedroom, Shower/WC

Second Floor

Flat 5 - Open Plan Lounge/ Kitchen, Bedroom, Shower/WC
Flat 6 - Open Plan Lounge/ Kitchen, Bedroom with walk in wardrobe, Shower/WC

Outside

Gardens to the front and rear.

EPC Rating

Flat 1 E. Flat 2 D. Flat 3 D. Flat 4 TBA. Flat 5 D. Flat 6 D

Council Tax Bands

A

LOT
19

15 Mosshill Close, Liverpool L31 2JL

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house sat on a large corner plot at the end of a cul-de-sac (approximately 500 square metres) benefitting from double glazing, central heating gardens and a driveway. The property is a blank canvas ready to put your own stamp on and would make an excellent family home. Following a scheme of refurbishment, the property would be suitable for occupation or investment purposes.

Situated

Off Stonebarn Drive in a popular and well established residential location close to local amenities, Maghull Shopping facilities and transport links.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Sun Room

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC

Outside

Garden and driveway

EPC Rating

C

Council Tax Band

B



LOT
20

41 Priory Road, Liverpool L4 2RX

GUIDE PRICE **£85,000+***

COMMERCIAL INVESTMENT

Description

A mixed use investment opportunity currently producing £12,600 per annum. A three storey mixed use property comprising a ground floor retail unit which is currently let to a local Hot Food Shop by way of a new 3 Year Lease at a rent of £7,200 per annum. To the first floor there is a two bedroom self-contained flat which is currently let to a long-standing tenant by way of an Assured Shorthold Tenancy at a rent of £5,400 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated

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

Ground Floor

Shop Main sales area, Kitchen, WC

Council Tax Band

41a A

First Floor

Flat Hall, Kitchen, Lounge, Bathroom/WC

EPC Rating

Shop C. Flat E

Second Floor

Two Bedrooms.

Outside

Yard, Access to Flat.



LOT
21

Apt 3, 12 Croxteth Grove, Liverpool L8 0RX

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A second floor two bedroomed self-contained flat within a three storey semi-detached property arranged over three levels. The property benefits from partial double glazing, central heating, intercom system front, rear gardens, and driveway. The flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum.

Situated

Off Croxteth Road in a popular and well established residential location within close proximity to local amenities, schooling and Sefton Park. Liverpool city centre is approximately 3 miles away.

Ground Floor

Main Entrance Hallway.

Second Floor

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

Outside

Front and rear gardens and driveway.

EPC Rating

E

Council Tax Band

A



LOT
22

318 & 318a High Street, Connah's Quay, Deeside, Clwyd CH5 4DP

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three storey mid terrace converted to provide two flats (one × one bed and one × two bed duplex). The property benefits from double glazing and central heating. Flat 381 is currently let by way of an Assured Shorthold Tenancy producing and rental income of £5,700.00 per annum. When fully let the potential rental income would be in excess of £14,000 per annum.

Situated

Fronting High Street in a prominent position close to local amenities and transport links.

Lower Ground Floor

318a Kitchen/Dining Room, Lounge.

EPC Rating

318 E. 318A D

Ground Floor

318a Two Bedrooms, Lounge, Bathroom/WC

Council Tax Band

A

First Floor

318 Front Entrance
Flat Hall, Kitchen, Lounge, Shower/WC, Bedroom.
(Tenanted)

Outside

Rear Driveway and Garage.





Description

A substantial three storey Grade II listed town house comprising six fully furnished self-contained flats benefiting from partial double glazing, central heating, intercom entry system, and fire alarm. Three out of the six flats are currently tenanted by way of 6 month rolling contracts producing a rental income of £16,657 per annum. The three vacant flats are ready for immediate occupation. The potential when fully let would be in excess of £35,000 per annum.

Situated

Off Belvidere Road in a popular and well-established location within close proximity to local shopping amenities, Princes and Sefton Park, schooling, and transport links. Approximately 2.5 miles from Liverpool city centre and less than 2 miles from The Baltic Triangle.

Basement

Various Rooms

Ground Floor

Main Entrance Hallway
Flat 1 Open plan Kitchen/Lounge, Bathroom/WC
Flat 2 (Vacant) Hall, Lounge, Bedroom, Kitchen/Diner, Bathroom/WC

First Floor

Flat 3 Hall, Lounge/Bedroom, Kitchen, Bathroom/WC
Flat 4 (Vacant) Hall, Kitchen/Diner Lounge, Bedroom, Bathroom/WC

Second Floor

Flat 5 (Vacant) Hall, Kitchen, Lounge/Bedroom, Bathroom/WC
Flat 6 Hall, Kitchen, Lounge, Bedroom, Bathroom/WC



Outside

Secure Rear Yard.

EPC Ratings

Flat 1 D. Flat 2 D. Flat 3 D. Flat 4 D. Flat 5 C. Flat 6 D.

Council Tax Bands

A



LOT
24

143 Picton Road, Wavertree, Liverpool L15 4LG

GUIDE PRICE **£90,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment opportunity currently producing £9,880 per annum. A three storey commercial property which is currently let to a local Tattoo Shop (which has been in occupation for approximately 20 years) by way of a FRI Lease at a rental income of £9,880 per annum. The property measures approximately 1,375sq ft (128sq m) and benefits from central heating and electric roller shutters.

Situated

Fronting Picton Road (B5178) in a popular and well established location close to local amenities, schooling, and transport links. Approximately 3.2 miles from Liverpool city centre.

Ground Floor

Shop Main sales area,
Kitchenette, WC

EPC Rating

C

First Floor

Various rooms.

Second Floor

Various rooms.

Note

Please note Sutton Kersh have not internally inspected the property



LOT
25

11 Melling Road, Bootle, Merseyside L20 5BD

GUIDE PRICE **£68,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,800 per annum.

Situated

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

Ground Floor

Hall, Through Lounge/Dining
Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT
26

21 Elaine Street, Liverpool L8 8HT

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two 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 rental income of approximately £9,000 per annum.

Situated

Off Windsor Street which in turn is off Upper Warwick Street in a popular residential location close to local amenities, schooling and approximately 1 mile from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

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 three storey detached property together with a two storey coach house which have recently been converted to provide seven x one bedroomed self-contained flats: four in the main building and three in the coach house, each with secure intercom entry system. The property has been fully refurbished to a high standard and benefits from newly fitted double glazing, electric heating, newly fitted kitchen and bathrooms, new carpeting and a secure intercom system, however minor cosmetic works are required prior to letting. There is also a large shared front forecourt for five vehicles. Once finished the potential rental income is approximately £50,000 per annum.

Situated

At the junction with Grange Mount and Grange Road West right in the heart of Birkenhead and under 1 mile from Birkenhead Central Rail Station. Ideal for access to Liverpool city centre & universities as only one stop away. There are numerous shops, bars, restaurants, and amenities within a few minutes walking.

Ground Floor building

Main Entrance, Hallway.

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

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

Flat 5 Open Plan Lounge/Kitchen,
Bedroom, Shower Room/WC

First Floor

Flat 3 Open Plan Lounge/
Kitchen, two Bedrooms, Shower
Room/WC

Flat 4 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC

Flat 6 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC



Second Floor

Flat 7 Open Plan Lounge/
Kitchen, Bedroom, Shower
Room/WC

Outside

Large front forecourt/driveway
for five vehicles.

Note

The property will be sold as seen.

EPC Rating

Flat 1 TBC. **Flat 2** E. **Flat 3** E.
Flat 4 TBC. **Flat 5** E. **Flat 6** D.
Flat 7 TBC

Council Tax Band

A

LOT
28

32 Beech Road, Birkenhead, Merseyside CH42 0JL

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property benefitting from double glazing, central heating and a number of period features such as original fireplaces and stained glass windows. The property is sat on a good sized plot, with land to the side which has huge potential for development subject to gaining any necessary consents.

Situated

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

Ground Floor

Hall, Two Reception Rooms,
Kitchen/Dining Room, Shower
Room/WC

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, Garden to side, brick
Garage/Outhouse.

EPC Rating

TBC



LOT
29

14 Beechwood Road, Litherland, Liverpool L21 8JZ

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,200 per annum.

Situated

Off Stanley Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT
30

28 Muspratt Road, Seaforth, Liverpool L21 4NW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefiting from double glazing, central heating and a rear garden. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £9,600 per annum.

Situated

Off Seaforth Road which in turn is off Crosby Road South (A565) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Gardens to the front and Rear

EPC Rating

D

Council Tax Band

A



LOT
31

62 City Road, Liverpool L4 5TE

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A middle terraced property converted to provide two x one bed self-contained flats. The property benefits from double glazing and central heating and is currently fully let producing a rental income of £8,400.00 per annum.

Situated

Fronting City Road in a popular residential location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Stairs.

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

Access To Rear Yard.

First Floor

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

Outside

Yard To Rear.

EPC Rating

62 C. 62a TBC

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
32

23 Croxteth Road, Bootle, Merseyside L20 5EA

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end-of-terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,908 per annum.

Situated

Off Markfield Road which in turn is off Knowsley Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

E

Council Tax Band

A



Second to none...



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

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



Description

A three storey semi-detached former private dwelling house most recently configured for use as supported living accommodation. The property benefits from double glazing, central heating and alarm system. Following refurbishment and modernisation, it would be suitable for a number of potential uses, subject to gaining the necessary consents. The property has a Gross Internal Floor Area of approximately 215sq m

Situated

Fronting Victoria Road in a prominent position close to local town centre amenities, transport links and Ramsgate beach.

Ground Floor

Entrance Porch, Hallway, Front Office/Former Living Room, Rear Bedroom/Formal Lounge, Utility Room, WC, Communal Dining Room, Communal Kitchen

Outside

Rear Garden

EPC Rating

D

Council Tax Band

D

First Floor

Bedroom 1 with En-suite Shower Room/WC, Communal Bathroom/WC, Separate WC, Bedroom 2 with Wash Basin, Bedroom 3 with Wash Basin

Note

Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

Second Floor

Bedroom 4 with Wash Basin, Bedroom 5 with Wash Basin, Store Room/Study



LOT
34

24 Esher Close, Wirral, Merseyside CH62 1EY

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi detached house benefiting from double glazing and central heating and rear garden. The property is in good order and would be suitable for occupation and investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off Easton Road which in turn is off Wirral Circular Trail in a popular and well established location close to local amenities, schooling and transport links. Approximately 2.7 miles from Birkenhead town centre.

Ground Floor

Vestibule, Hall, Lounge, Modern Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Garden to the Rear

EPC Rating

E

Council Tax Band

A



LOT
35

ON BEHALF OF A HOUSING ASSOCIATION

38 Oaklands Drive, Carlisle CA2 4NH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefiting from majority double glazing, electric heating and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Scalegate Road in a popular and well established residential location close to local amenities, schooling and transport links. Carlisle town centre is approximately 2.5 miles away.

Ground Floor

Hall, Living Room, Kitchen, Utility Room

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Gardens to the front and rear

EPC Rating

F

Council Tax Band

A

Note

Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.



LOT
36

Land on the south side of Regents Circus, Swindon SN1 3DQ

GUIDE PRICE **£4,000+***

LAND

Description

A freehold plot of land which is currently used as car parking. The site area is approximately 0.2068 acres and is subject to several transfers of the various units on the site. Potential purchasers should rely on their own enquiries.

Situated

On the north side of Crombey Street and the south side of Commercial Road to the east of its junction with Eastcot Hill. Located in the centre of Swindon, close to local amenities, Queens Park, the M4 motorway and railway services to London Paddington.

Note

The promap is for identification purposes only. Furthermore, the site area is approximate, and buyers should rely on the title documents.

EPC Rating

Exempt



LOT
37

24 Ocean Road, Liverpool L21 8NH

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. Following a full scheme of refurbishment and upgrades the property would be suitable for investment purposes with a potential rental income in excess of £9,600pa.

Situated

Next to the canal off Church Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT
38

103 Seaforth Road, Liverpool L21 4LA

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bedroomed semi-detached property which has been refurbished throughout and would be suitable for occupation, re-sale or investment purposes. The property benefits from double glazing, central heating (new boiler) and a full rewire.

Situated

On the corner of Seaforth Road and Muspratt Road in a popular and well-established residential area within close proximity to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen, Reception Room

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

E

Council Tax Band

A



LOT
39

34 Adelaide Road, Kensington, Liverpool L7 8SG

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced house benefitting from double glazing and central heating. Following some refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income being in excess of £8,400 per annum.

Situated

Off Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank, and transport links. Approximately 2.5 miles from Liverpool city centre.

Cellar

Not internally inspected by Sutton Kersh

Council Tax Band

A

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen

Joint Agent

Core Property Management



First Floor

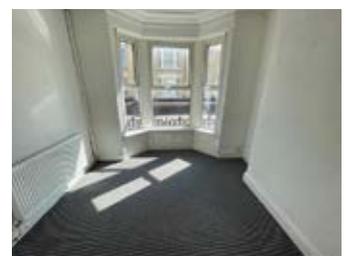
Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

C



LOT
40

Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A second floor, two bedroom apartment within a Grade II listed building benefitting from electric heating and a rear car park. Following modernisation, the property would be suitable for occupation or investment purposes.

Situated

Fronting Upper Parliament Street (A562) in the Georgian Quarter, within walking distance to Liverpool city centre amenities, Universities, shops, bars and restaurants.

Ground Floor

Main Entrance Hallway, Lift Access

Joint Agent

Entwistle Green



Second Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC, two bedrooms (1 with ensuite Shower /WC)

Outside

Rear Car Park

EPC Rating

E

Council Tax Band

C



LOT
41

27 Woodbine Street, Liverpool L5 7RR

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced property benefiting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £7,200.00 per annum.

Situated

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

Ground Floor

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

Joint Agent

Sid Vance



First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard To Rear.

EPC Rating

C

Council Tax Band

A



LOT
42

50 Rosehill Court, Liverpool L25 4TF

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A second floor apartment situated within a purpose built development, benefiting from electric heating, double glazing and intercom system. The property is in good order throughout and would be suitable for occupation or investment purposes.

Situated

Off Woolton Road in a very popular residential location, within walking distance to Woolton Village amenities, schooling and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Entrance hallway.

Second Floor

Apt Entrance hallway, Lounge/
Dining Area, Kitchen, Bathroom/
WC, Two Bedrooms.

Outside

Communal gardens and parking.

EPC Rating

E

Council Tax Band

B



LOT
43

79 Hampton Road, Southport, Merseyside PR8 6QD

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached house converted to provide four × one bed self-contained flats. The property benefits from double glazing, central heating, rear garden and off road parking for two cars. At the time of our inspection two of the four flats were let by way of rolling contracts producing a rental income of £10,500.00 per annum. When fully let the potential rental income would be approximately £26,000 per annum.

Situated

Off Portland Street and Southbank Road in a popular and well established residential location close to local amenities, schooling and transport links. Southport town centre is within walking distance.

Ground Floor

Main Entrance Hallway

Flat 1 Hall, Kitchen, Bedroom,
Lounge, Shower Room/WC

Flat 2 Kitchen, Bedroom,
Bathroom/WC, Lounge. (own
rear entrance and private use of
the garden)

First Floor

Flat 3 Lounge, Shower Room/
WC, Kitchen, Bedroom (Vacant)

Flat 4 Bedroom, WC, Lounge,
Kitchen, Separate Shower
(Vacant)

Outside

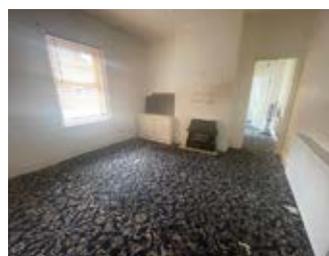
Rear Garden, Driveway.

EPC Rating

**Flat 1 F. Flat 2 E. Flat 3 F. Flat
4 F**

Council Tax Band

A



LOT
44

ON BEHALF OF A HOUSING ASSOCIATION

19 Freehold Street, Liverpool L7 0JH

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A three bedroomed detached house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Prescott Road in a popular and well established residential location close to local amenities, Newsham Park and approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms.

Outside

Front garden and rear yard

EPC Rating

D

Council Tax Band

B



Nobody does it better...



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

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

LOT
45

5 Renwick Road, Liverpool L9 2DD

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi detached property benefitting from double glazing, central heating and gardens. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £11,400 per annum.

Situated

In a cul de sac Off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens front and rear.

EPC Rating

D

Council Tax Band

B



LOT
46

ON BEHALF OF A HOUSING ASSOCIATION

3 Eldon Road, Birkenhead, Merseyside CH42 3XR

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Old Chester Road in a popular and well established residential location close to local amenities and Tranmere town centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

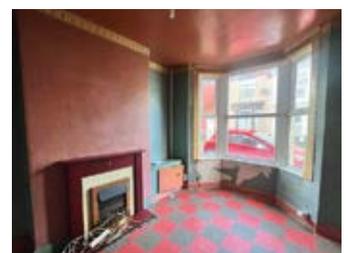
Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
47

ON BEHALF OF A HOUSING ASSOCIATION

17 Worthing Street, Brighton-le-sands, Liverpool L22 6QU

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Warrenhouse Road which is in turn off Bridge Road in a popular and well established residential location within close proximity to local amenities and Crosby Beach and approximately 1 mile from the centre of Crosby

Ground Floor

Porth Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Store Cupboard, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

B



LOT
48

ON BEHALF OF A HOUSING ASSOCIATION

20 Beta Close, Wirral, Merseyside CH62 5BY

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing and central heating. Following a full scheme of refurbishment and modernisation works, the property would be suitable for investment purposes.

Situated

Off Windsor Close which is in turn off Bebington road in a popular and well established residential location close to local amenities and transport links and approximately 5.5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Bathroom/WC, three Bedrooms

Outside

Front, Side and Rear Gardens

EPC Rating

D

Council Tax Band

B



LOT
49

ON BEHALF OF A HOUSING ASSOCIATION

22 Edwin Street, Widnes, Cheshire WA8 6QJ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Albert Road in a popular and well established residential location close to local amenities and transport links and approximately 15 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
50

ON BEHALF OF A HOUSING ASSOCIATION

31 Heskin Walk, Liverpool L32 3XU

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A four bedroomed middle town house benefiting from double glazing, central heating, front and rear gardens. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Heskin Road which is in turn off Ribbler's Lane in a popular and well established residential location close to local amenities, schooling and transport links and approximately 8 miles from Liverpool city centre.

Ground Floor

Porch entrance, Hall, WC,
Kitchen/ Lounge, Reception
room, Conservatory

First Floor

Four Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens,
Outhouse.

EPC Rating

C

Council Tax Band

A



LOT
51

ON BEHALF OF A HOUSING ASSOCIATION

47 Guildford Street, Wallasey, Merseyside CH44 0BP

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroomed semi-detached house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Union Street which in turn is off of Brighton Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liscard town centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT
52

72 Thingwall Road, Liverpool L15 7LA

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is in good condition throughout and would be suitable for immediate occupation providing an excellent family home or investment purposes. The potential rental income is approximately £14,400 per annum.

Situated

Located on Thingwall Road in the ever popular and desirable area of Wavertree Garden suburb, L15. There is excellent schooling across all age range and excellent transport links via the M62 motorway network and Broadgreen railway station.

Ground Floor

Hallway, two Reception Rooms with french doors, Kitchen with dining area

Council Tax Band

D

First Floor

Three Bedrooms, Bathroom/WC

Outside

Back Garden, Driveway

EPC Rating

D



LOT
53

66 Linaker Street, Southport, Merseyside PR8 5DG

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

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

Situated

Between Portland Street and Duke Street in a popular residential location close to local amenities, Southport Promenade with many bars and restaurants, schooling and good transport links.

Ground Floor

Vestibule, Hallway, Lounge, Dining Room, Kitchen, Large Utility /Games Room

First Floor

Three Bedrooms, Bathroom/WC, Store Room.

Outside

Gardens front and rear and driveway.

EPC Rating

D

Council Tax Band

B



LOT
54

16 Halsbury Road, Kensington, Liverpool L6 6DQ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank, and transport links. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

C

Council Tax Band

A

Joint Agent

Core Property Management



LOT
55

48 Whitland Road, Liverpool L6 8NR

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A four bedroom mid terraced house benefitting from double glazing and central heating. The property is in need of repair and modernisation and would be suitable for occupation or investment purposes. The potential rental income is approximately £10,500 per annum. Cash Buyers only!

Situated

Just off Elm Vale which in turn is off Prescot Road in a popular and well established residential location, close to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Porch, Hall, two Reception Rooms, Kitchen

Council Tax Band

A

Joint Agent

Entwistle Green

First Floor

Three Bedrooms, Bathroom/WC



Second Floor

Bedroom with ensuite Shower/WC

Outside

Yard to the Rear

EPC Rating

D



LOT
56

50 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following paint works and new carpets throughout, the property would be suitable for occupation or investment purposes with a potential rental income of £7,800.

Situated

Off Lower Breck Road which in turn is off West Derby Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Rear Yard

EPC Rating

C

Council Tax Band

A





Description

A fantastic opportunity to acquire a freehold two bed roomed detached bungalow sat on 0.31 of an acre and benefiting from double glazing, central heating and accessed via double gates, the block paved driveway provides parking for several vehicles. The large garden is mainly laid to lawn, with a patio area, mature borders and fruit trees. The property has been a much-loved home for over 30 years. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation or investment purposes. The current accommodation is circa 1,100sq ft Alternatively the property would be suitable for redevelopment to extend or demolish the existing building and erect a three bed detached house, subject to any consents and potential purchasers should make their own enquiries.

Situated

Fronting Prescott Road in a desirable semi-rural location close to Ormskirk town centre, Moor Hall and Mossock Hall Golf Club. The local area is well respected and known for the open countryside, the historic market town of Ormskirk, the Michelin-starred restaurant at Moor Hall and Mossock Hall Golf Club.

Ground Floor

Porch Entrance, Hall, Kitchen, Lounge, Conservatory, two Bedrooms, four piece Bathroom/ WC, Utility Room, Store Room, Garage.

Outside

Driveway, large wrap-around garden.

EPC Rating

E

Council Tax Band

C



LOT
58

70 New Hutte Lane, Liverpool L26 9UD

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached dormer bungalow benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is in need of upgrade and modernisation and would be suitable for occupation or investment purposes.

Situated

Off Higher Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 8.2 miles from Liverpool city centre.

Ground Floor

Entrance Porch, Hall, Bathroom/
WC, two Bedrooms, Kitchen,
Living Room, Dining Room

Council Tax Band

B

First Floor

Bedroom

Outside

Front and Rear Gardens,
Driveway.

EPC Rating

D



LOT
59

19 Crockleford Avenue, Southport, Merseyside PR8 6UA

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A two bedroomed detached bungalow benefitting from double glazing, central heating, a conservatory and front and rear gardens. Following a full scheme of refurbishment works and upgrades, the property would be suitable for occupation or investment opportunities.

Situated

Off Town Lane Kew in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Southport Promenade.

Ground Floor

Entrance Hallway, Living
Room, Kitchen, Dining Room,
Conservatory, Bathroom/WC,
two Bedrooms

Joint Agent

Find Your Eden



Outside

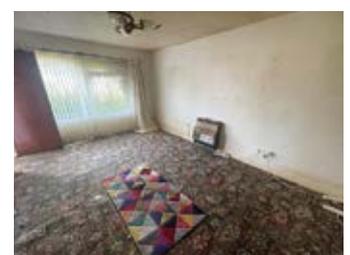
Front and Rear Gardens

EPC Rating

E

Council Tax Band

C



LOT
60

5 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX

GUIDE PRICE **£215,000+***

RESIDENTIAL INVESTMENT

Description

A modern purpose-built three storey six bedrooed HMO investment opportunity. The property is fully HMO compliant, fully furnished and benefits from double glazing and central heating. The property is in good condition and is currently fully let by way of Assured Shorthold Tenancy agreements until June 2023 producing a rental income of £25,500 per annum.

Situated

Fronting Gainsborough Road at its junction with Garmoyle Road in a popular and well established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway,
Communal Lounge, Kitchen/
Diner, two Letting rooms.

Council Tax Band

B

First Floor

Four Letting Rooms, Bathroom/
WC

Outside

Shared Yard to the rear.

EPC Rating

C



LOT
61

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

34 Carr Lane East, Liverpool L11 4SQ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Croxteth Hall Lane in a popular and well established location close to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hallway,
Through Lounge/ Dining Room,
Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens.

EPC Rating

TBC

Council Tax Band

A



LOT
62

139 Ince Avenue, Anfield, Liverpool L4 7UT

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terrace property benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The property has previously been tenanted producing a rental income of £650 per month.

Situated

Off Utting Avenue in a popular residential location close to local amenities, Liverpool Football Club, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

Hallway, Lounge, Open-plan Dining Room/Kitchen

First Floor

Three Bedrooms. Bathroom/WC

Outside

Yard to Rear

EPC Rating

C

Council Tax Band

A



LOT
63

59 Laburnum Road, Fairfield, Liverpool L7 0HT

GUIDE PRICE **£175,000+***

RESIDENTIAL INVESTMENT

Description

A five bedroom HMO investment opportunity currently fully let producing £24,000 per annum. The property comprises a five bed semi-detached house benefitting from double glazing and central heating. The property is currently let until December 2023 producing a rental income of £24,000 per annum.

Situated

Off Prescott Road (A57) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule Hallway, Communal Lounge, 1 Letting Room, Communal Kitchen, Utility, WC

EPC Rating

D

Council Tax Band

B

First Floor

Three Letting Rooms, Bathroom with Walk In Shower/WC

Second Floor

One Letting Room

Outside

Yard to the Rear



LOT
64

Apt 218 The Collegiate, 20 Shaw Street, Liverpool L6 1HA

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A second floor one bedroom mezzanine apartment situated within a Grade II listed building. The property is in good order throughout and would be suitable for immediate occupation or investment purposes, with a potential rental income of approximately £10,800 per annum.

Situated

Off College Street South in a popular residential location, close to local amenities. Liverpool city centre is approximately 2 miles away.

Ground Floor

Communal Hallway, Lift access.

Second Floor

Flat Hall, Open Plan Living Room/Kitchen and Bathroom.
Mezzanine Bedroom and Storage Cupboard.

Outside

Car parking space

EPC Rating

C

Council Tax Band

D



LOT
65

29 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA

GUIDE PRICE **£130,000+***

RESIDENTIAL INVESTMENT

Description

A spacious three bedroomed duplex third floor apartment oozing with character and benefiting from most of its original features within a Victorian Grade II Listed building with fantastic views over Princes Park. The property is currently let by the way of a regulated tenancy producing a rental income of £4,464 per annum. The property benefits from communal gardens, parking and a secure entry system.

Situated

Within a substantial period style block of apartments off Croxteth Road and Sefton Park Road within close proximity to Princes Park and Sefton Park in a very popular and well established residential location. The property is approximately 2 miles south east of Liverpool city centre.

Ground Floor

Main Entrance Hallway

Outside

Communal Gardens and Parking

Third Floor

Flat Hallway, Lounge, Dining Room, Breakfast/Kitchen, Utility Room, Bathroom/WC, Separate WC

EPC Rating

C

Council Tax Band

C

Fourth Floor

Three Double Bedrooms



LOT
66

365 Mill Street, Liverpool L8 4RB

GUIDE PRICE **£275,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity fully let producing £34,740 per annum. The property comprises a two storey semi detached converted to provide three self-contained flats (two x two bed & one x three bed) each with their own separate entrance. The flats are in good condition and benefits from double glazing and central heating. All three flats are fully let by way of Assured Shorthold Tenancies producing a total rental income of £34,740.

Situated

Fronting Mill Street off St James Place and Park Road which in turn is off Upper Parliament Street in a popular and well-established residential area close to local amenities, schooling and good transport links. The property is approximately 1 mile from Liverpool city centre.

Ground Floor

Flat 1 Hall, two Bedrooms, Lounge, Bathroom/W.C, Kitchen

Flat 3 Hall, Open Plan Living Room/Kitchen, two Bedrooms (one with en-suite shower/WC), Bathroom/WC

First Floor

Flat 2 Hall, Lounge/Diner, Kitchen, three Bedrooms, Bathroom/WC

Outside

On street parking.

EPC Rating

TBC

Council Tax Band

A



LOT
67

49 Seaforth Road, Liverpool L21 3TX

GUIDE PRICE **£85,000+***

COMMERCIAL INVESTMENT

Description

A three storey mixed use middle-terraced property comprising a ground floor retail unit currently let by way of a 3 year lease to 'Hemn Barber Shop' commencing May 2022 at £4,800 per annum together with a two bedroomed self-contained flat above accessed via a separate rear entrance. The property benefits from electric heating. When fully let, the property has a potential full rental income of approximately £11,400 per annum.

Situated

Fronting Seaforth Road off Church Road in a popular and well-established area within close proximity to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Main Sales Area, WC, two Rear Rooms, Kitchen

First Floor

Flat Hall, two Bedrooms, Utility Room, Bathroom/WC

Second Floor

Bedroom, Kitchen/Lounge

Outside

Rear Yard

EPC Rating

Shop B. Flat G

Council Tax Band

Flat A



LOT
68

93 Ronald Street, Liverpool L13 2AA

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced house benefiting from double glazing. The property would be suitable for occupation or investment purposes following refurbishment and modernisation.

Situated

Off Prescot Road (A57) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre

Ground Floor

Through Lounge/Dining Room, Kitchen, WC

Addendum

We have been notified by the vendor that the property does **not** have central heating.

First Floor

Two Bedrooms (one with a shower cubicle)

Joint Agent

Entwistle Green

Outside

Yard to the Rear



EPC Rating

E

Council Tax Band

A



LOT
69

84 Max Road, Liverpool L14 4BJ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property benefiting from double glazing. Following modernisation, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £9,000 per annum. There is a tenant in situ currently who has been served a section 21 notice and is due to vacate in January 2024.

Situated

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

Ground Floor

Hall, Lounge, Kitchen, Bathroom/WC

Note

Please note Sutton Kersh have not internally inspected the property

First Floor

Three Bedrooms.

Outside

Rear yard, Outhouse.

EPC Rating

E

Council Tax Band

A



LOT
70

78 Ronald Street, Liverpool L13 2AB

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good condition throughout and has been recently refurbished to include a new kitchen and bathroom and new carpeting throughout. The property would be suitable for occupation or immediate investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Off Prescott Road in a popular and well established location close to local amenities, Old Swan and Tuebrook shopping facilities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

Council Tax Band

A

First Floor

Two Bedrooms, Shower Room/WC

Joint Agent

Entwistle Green



Outside

Yard to the rear.

EPC Rating

D



LOT
71

90 Salisbury Road, Wavertree, Liverpool L15 1HW

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A semi-detached property converted to provide five letting rooms. The property benefits from double glazing, central heating and two kitchens. Following modernisation, the property would be suitable for investment purposes with the potential rental income being in excess of £25,000 per annum.

Situated

On the corner of Earle Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

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

EPC Rating

D

First Floor

Kitchen/Dining Room, Bathroom/WC, three Letting Rooms

Outside

Rear Yard

Council Tax Band

B



LOT
72

2 Keith Avenue, Liverpool L4 5SL

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end-of-terraced property benefitting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,300 per annum.

Situated

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

Ground Floor

Hall, two Reception Rooms, Kitchen

Note

Please note Sutton Kersh have not internally inspected the property

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT
73

31 Balmoral Road, Fairfield, Liverpool L6 8NB

GUIDE PRICE **£275,000+***

RESIDENTIAL INVESTMENT

Description

A end of terrace, double fronted property on a good sized plot converted to provide five x one bedroom self-contained flats, benefiting from double glazing, solar heating, communal gardens and off road parking. The flats are partially let by way of Assured Shorthold Tenancy Agreements producing £22,320 per annum with the potential to achieve in excess of £33,000 per annum.

Situated

Off Prescott Road (A57) in a popular and well established location close to local amenities, Newsham Park and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Main entrance Hallway
Flat 1 Lounge, Bathroom/WC, Kitchen, Bedroom
Flat 2 Lounge, Bathroom/WC, Kitchen, Bedroom

Second Floor

Flat 5 Lounge, Bathroom/WC, Kitchen, Bedroom

Outside

Driveway to the side, Rear and side Gardens (with the potential to extend, subject to any necessary consents)

First Floor

Flat 3 Lounge, Bathroom/WC, Kitchen, Bedroom
Flat 4 Lounge, Bathroom/WC, Kitchen, Bedroom

EPC Rating

TBC

Council Tax Band

A



LOT
74

28 Colville Street, Liverpool L15 4JX

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced property benefitting from double glazing and central heating. The property would be suitable for investment purpose with a potential rental income of £750pcm.

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 Rear

EPC Rating

D

Council Tax Band

A



LOT
75

3 Herondale Road, Allerton, Liverpool L18 1JY

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid 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 property is a blank canvas to put your own stamp on it and would make an excellent family home once refurbished.

Situated

Off Briardale Road which in turn is off Penny Lane and Dovedale Road in a popular and well established residential location close to local amenities, Allerton Road shopping facilities, bars and restaurants, schooling, Greenbank Park and transport links. Approximately 3.7 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room,
Kitchen

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D



LOT
76

16 Oldbridge Road, Speke, Liverpool L24 2TN

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house property benefitting from double glazing and central heating, front and rear gardens and off road parking. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off Millwood Road which in turn is off Speke Boulevard in a popular and well-established residential area within walking distance to Speke Retail Park, schooling and transport links. The property is approximately 9 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Open Plan Dining Room/Kitchen with french doors

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Gardens front and rear, Driveway

EPC Rating

TBC



LOT
77

24 Elm Road, Walton, Liverpool L4 5UT

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terrace property which is currently let by way of a rolling Assured Shorthold Tenancy at a rental of £5,040 per annum. The property benefits from a newly fitted kitchen, double glazing and central heating. We are advised by the vendor that the tenant has been in situ for 15 years.

Situated

Off Walton Village in a popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to Rear.

EPC Rating

D

Council Tax Band

A





Description

A mixed-used investment opportunity fully let and producing a rental income of £37,200 per annum. The property comprises a substantial three storey corner property providing a ground floor retail unit currently let by way of a 5 year FR lease from 2019 to a hairdressers producing a rental income of £5,400 per annum. To the ground, first and second floors accessed via a separate side entrance, there are three self-contained flats (two x two and one x one bed) which are in good condition, and all let by way of Assured Shorthold Tenancies producing £31,800 per annum. The property benefits from double glazing, electric heating, roller shutters and secure entry system for the shop.

Situated

On the corner of Picton Road and Ashfield in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.



Ground Floor

Shop Main Sales area, WC

Ground Floor

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

First Floor

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

Second Floor

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

EPC Rating

Flat 1 TBC. **Flat 2** E. **Flat 3** E

Council Tax Band

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

LOT
79

11 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle-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 £4,800 per annum. We have been advised that a Section 21 Notice has been served.

Situated

Off Lower Breck Road and Rocky Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

A

Note

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

Tenure

Freehold

Joint Agent

Core Property Management



LOT
80

Land bordering Formby Bypass, Formby L37 8EG

GUIDE PRICE **£7,500+***

LAND

Description

A freehold area of land which on one side has a very long frontage bordering the very busy Formby Bypass. The land also includes the freehold interest to a section of the estate roadway which provides access for the local housing. The buyer shall rely solely on obtaining their own advice and any prior necessary consents/permissions for any alternative change of use the buyer proposes. The buyer agrees to accept the land as it stands in all respects on completion.

Situated

The land is situated bordering Formby Bypass on one side. Close to Doggyvip Field & Park and approximately 2 miles from Formby Train Station.

Note

The postcode given is not specific to the land and is just for indication purposes to the nearest location. All details have been provided by the vendor and Sutton Kersh have not inspected the land.

Note

Completion will be 24 days from the date of the auction or exchange of auction contract, whichever is the earliest. The buyer will be liable to make a contribution towards the vendors legal fees, please refer to the legal pack for further information.



LOT
81

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

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential income £850.00 per calendar month.

Situated

Off Melrose Rose in a popular residential location close to local amenities, schooling and transport links.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard To Rear

Council Tax Band

A

EPC Rating

D



LOT
82

ON BEHALF OF THE RECEIVERS

191-199 Park Road, Toxteth, Liverpool L8 6SE

GUIDE PRICE **£200,000+***

COMMERCIAL INVESTMENT

Description

A double fronted three storey commercial premises in a prominent main road position. We understand the property is currently let however the Receivers have no information about the occupiers or details of the lease

Situated

Fronting Park Road in a popular and well established location close to local amenities, schooling and transport links. Approximately 1.7 miles from Liverpool city centre.

Ground Floor

Main Sales Area

First Floor

Offices and Training Rooms

Second Floor

Offices and Training Rooms

EPC Rating

D

Note

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



LOT
83

20 Cedar Grove, Toxteth, Liverpool L8 0SW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced house benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £9,600 per annum

Situated

Off Lodge Lane (B5173) in a popular and well established residential location close to local amenities, schooling, Sefton Park and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Front Living Room, Rear Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
84

237 Cherry Lane, Liverpool L4 6UQ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Cherry Lane off of Walton Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 4.5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Rear Garden

EPC Rating

TBC

Council Tax Band

A



LOT
85

17 Chermiside Road, Liverpool L17 0AH

GUIDE PRICE **£218,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential rental income of £11,400 per annum.

Situated

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

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard

EPC Rating

C

Council Tax Band

B



LOT
86

22 Orrell Lane, Liverpool L9 8BY

GUIDE PRICE **£70,000+***

MIXED USE

Description

A mixed used investment opportunity comprising a ground floor retail unit together with a one bedroomed self-contained flat above. Following a scheme of refurbishment works and modernisation, the property would be suitable for a number of uses, subject to gaining any necessary consents. Once fully let, the property has a potential rental income of approximately £13,500 per annum.

Situated

Fronting Orrell Lane which is off Rice Lane in a popular and well-established areas close to local amenities, walking distance to Walton Vale Shopping facilities, schooling, Orrell Park Train Station and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen/Dining Room

Council Tax Band

TBA

First Floor

Flat Bedroom, Shower/WC, Lounge, Kitchen

Outside

Yard to Rear, WC

EPC Rating

TBC



LOT
87

162 Dunriding Lane, St. Helens, Merseyside WA10 4AF

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing, central heating, a rear garden and front driveway. Following minor cosmetic work, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Fronting Dunriding Lane which is off Knowsley Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from St Helens Retail Park.

Ground Floor

Through Lounge/Dining Room,
Kitchen with French Doors,
Bathroom/WC with Walk-in
Shower.

Council Tax Band

A

First Floor

Three Bedrooms (one with WC)

Outside

Garden to Rear, Front Driveway

EPC Rating

D



LOT
88

9 Rathbone Road, Wavertree, Liverpool L15 4HG

GUIDE PRICE **£180,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to comprise a 6 bedroomed HMO investment opportunity. There are 8 bedrooms in total however 2 are not in use as the seller's licence covers a 6 bedroom HMO only. The property benefits from double glazing and central heating. Two of the rooms are currently let producing a rental income of £10,800pa (including bills). When fully let the potential rental income would be approximately £28,800pa. Please note the vendor advises that although they have currently only two tenants occupied it doesn't mean it cannot be used as a C4 house. There was a third tenant who moved out early November and a fourth tenant moved out in September. They have a HMO licence approved under their name for up to 8 unrelated tenants. It has to renew annually with a fee. Since she had 4 tenants (less than 5) she did not need to renew the HMO as she is selling the property and not planning to attract new tenants by advertising on the rental market. The property is eligible for HMO application as it held licenses previously and the latest licence is in the legal pack but every owner has to apply their own ones as it is non transferable.

Situated

Off Picton Road (B5178) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, two Letting

Rooms, Communal Kitchen/
Diner, Utility Room

First Floor

Three Letting Rooms, Separate
WC, two Communal Bathrooms/
WC

Second Floor

Communal Kitchen, three Letting
Rooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

B



LOT
89

7 Manvers Road, Childwall, Liverpool L16 3NP

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing and gardens to the front and rear with off road parking and a covered garage. The property is a blank canvas to put your own stamp on it and once modernised would make excellent family accommodation. There is also potential to extend the property to side and rear and also a loft conversion, subject to any consents.

Situated

Just off Chelwood Avenue in a sought after location within easy reach of local amenities and transport links and an excellent catchment area for schooling. Allerton Road shopping, Bars and restaurants are a short drive away and Liverpool city centre is approximately 5 miles north.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen

EPC Rating

G

First Floor

Three Bedrooms, Shower Room/
WC

Council Tax Band

C

Outside

Gardens front and Rear,
Driveway, Outhouse



LOT
90

18 Colwell Close, Liverpool L14 8YF

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum.

Situated

Off Colwell Road just off Princess Drive within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

Ground Floor

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

Note

Please note we have not internally inspected the property

First Floor

Three Bedrooms

Outside

Front and Rear Gardens,
Driveway

EPC Rating

D

Council Tax Band

A





Description

A detached villa sat on 0.5 acres suitable for redevelopment to convert to provide several self-contained flats or a HMO investment opportunity, subject to any consents. The property comprises two inter-connecting three storey properties previously used as offices and being in good order ready for immediate use or conversion. The property is accessed via a private gated driveway and set back off the main road benefiting from central heating, original windows and gardens to the front, side and rear. A viewing is highly recommended to appreciate the size and condition and its potential.

Situated

Off County Road which in turn is off Queens Drive in a popular and well-established residential area close to Allsop High School, local amenities, and transport links. The property is approximately 4.5 miles from Liverpool city centre.

Ground Floor

Porch, Entrance Hallway, five Rooms, two Kitchens, Utility Room, Washroom

First Floor

Two Rooms, Store, two Bathroom/WCs, two Separate WCs

Second Floor

Six Rooms

Outside

Approximately 0.45 acres of land and parking space.

EPC Rating

TBC

Council Tax Band

B





Description

A three bedroom detached property requiring modernisation throughout, having the benefit of front and rear gardens, a detached garage, cellar accessed externally and far reaching views. The property has been in the same family ownership for many years and now offers the opportunity to create an enviable family home in this well-established residential location.

Situated

Buckland Brake is conveniently situated for the comprehensive shopping, educational and leisure facilities of Newton Abbot, being readily commutable via the A380 to Torbay and Exeter, the M5 and Exeter airport, along with a mainline railway station and public transport.

Ground Floor

Entrance porch, hallway, kitchen, dual aspect sitting room with sun porch off and dining room.

First Floor

Landing, three bedrooms and bathroom.

Outside

Enjoying a plot size of 0.12 acres with mature gardens for formalisation, useful outbuilding, cellar accessed externally, gardeners WC and a detached garage.

Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

Council Tax Band

D



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.



LOT
93

3 Carpalla Terrace, Foxhole, St. Austell, Cornwall PL26 7TZ

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A vacant two double bedroom mid terrace character cottage situated in the popular village of Foxhole. The property offers a spacious lounge/diner with log burner and a kitchen requiring remedial works to the ground floor, two bedrooms and bathroom to the first floor, a walled front garden, large rear garden with on drive parking and a useful outbuilding.

Situated

The village of Foxhole offers a primary school, local shops and a sub post office, situated between the popular towns of St Austell and Newquay offering a wide range of shopping, leisure and educational facilities catering for all age groups. The village is readily accessible to the A30 and mainline railway station at nearby St Austell.

Ground Floor

Entrance hall, lounge/diner and kitchen.

First Floor

Landing, two bedrooms and bathroom.

Outside

Walled front garden, large rear garden and on drive parking, outbuilding.

Viewings

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B



LOT
94

Flat 2, 7 Riviera Terrace, Dawlish, Devon EX7 0AE

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A spacious two bedroom first floor flat situated in a no-through road and having the benefit of panoramic sea views. Whilst the property is in need of refurbishment throughout, it offers tremendous potential to create a fabulous seafront apartment in the popular seaside town of Dawlish. Cash buyers only due to the short lease length, please refer to the legal pack for more information.

Situated

The ever popular seaside town of Dawlish is renowned for its sandy beaches and The Strand, offering a bespoke selection of shops and cafes, along with educational and recreational facilities, health centre and a supermarket on the outskirts of the town.

Ground Floor

Accessed from the rear of the property communal stairwell to the first and second floors.

First Floor

Flat 2 Large entrance hall and landing, dual aspect sitting room with direct sea views and bay window, kitchen, two double bedrooms and bathroom.

Viewings

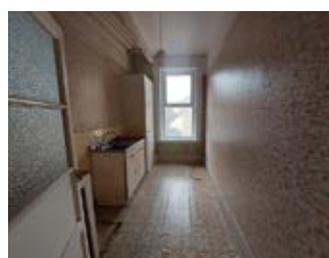
Strictly by prior appointment with Fulfords Dawlish 01626 863140. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

F

Council Tax Band

B



LOT
95

48 Kenwyn Road, Torquay TQ1 1LX

GUIDE PRICE £150,000+*

VACANT RESIDENTIAL

Description

A vacant, deceptively spacious three bedroom mid terrace house with an additional useful loft room and en-suite, having the benefit of gas central heating and double glazing, low maintenance front and rear gardens with storage shed. Note: The property has been treated with spray foam insulation to the roof space and is therefore likely to appeal to cash buyers, residential lettings investors, or the building fraternity as a post works onwards re-sale project.



Situated

Kenwyn Road is situated in the popular family suburb borders, a short distance away from Torquay, St Marychurch, with nearby educational facilities include Warberry Academy and Spires College, with excellent public transport links throughout Torbay.

SOLD PRIOR

Ground Floor

Entrance porch, hallway, sitting room, kitchen/dining room.

Outside

Low maintenance front and rear gardens with storage shed and pedestrian gateway to the rear.

First Floor

Landing, three bedrooms and shower room.

Viewings

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

Second Floor

Loft room with en-suite bathroom.

EPC Rating

D

Council Tax Band

B



LOT
96

Dean Cottage, Limes Lane, Liskeard, Cornwall PL14 4HP

GUIDE PRICE £100,000+*

VACANT RESIDENTIAL

Description

A vacant detached two bedroom reverse level property having the benefit of gardens, with summer house, lawn and small orchard area, along with a detached garage and parking. Enjoying a tucked away location with views over the townscape to the countryside beyond, the property is conveniently situated for Liskeard town centre, the mainline railway station, along with recreational and educational facilities catering for all age groups.



Situated

The market town of Liskeard offers a wide variety of shopping, leisure and recreational facilities catering for all age groups, being readily accessible to the A38, along with a mainline railway station and branch lines to Plymouth city centre and Looe.

Ground Floor

Entrance hall, master bedroom with shower cubicle, bedroom two and bathroom.

small orchard, summerhouse, detached garage and parking.

First Floor

Dual aspect lounge/diner and kitchen.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Gardens with areas of lawn,

EPC Rating

E

Council Tax Band

C



LOT
97

Ambleway, Limes Lane, Liskeard, Cornwall PL14 4HP

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A vacant three bedroom detached bungalow set back from Limes Lane and within walking distance of Liskeard town centre. The property offers a spacious lounge/diner, kitchen, three bedrooms, lawned garden, garage and parking.

Situated

The market town of Liskeard offers a wide variety of shopping, leisure and recreational facilities catering for all age groups, being readily accessible to the A38, along with a mainline railway station and branch lines to Plymouth city centre and Looe.

Ground Floor

Entrance hall, lounge/diner, kitchen with conservatory off, three bedrooms and bathroom.

EPC Rating

E

Council Tax Band

D

Outside

Attached garage, on drive parking and lawned garden.

Viewings

Strictly by prior appointment with Stratton Creber Liskeard 01579 343561. General enquiries Countrywide Property Auctions 01395 275691.



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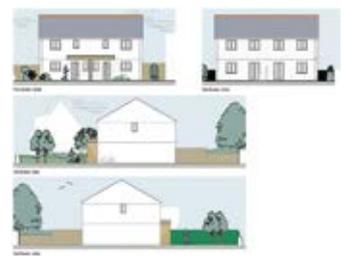
Many thanks

Lynn Cullington



Description

An interesting opportunity to acquire a presently two bedroom chalet style bungalow, with level lawned gardens, a car port and on drive parking, set in a no-through road on the outskirts of the Cornish village of Roche and having the benefit of the flexibility of two planning permissions being already in place, offering the potential to build either a pair of three bedroom semi-detached properties, a three bedroom detached dormer bungalow, or just to live in and enjoy as it is.



Situated

The Cornish village of Roche is set in the heart of Cornwall, being readily accessible to the A30 and A38 road networks, being readily commutable to the nearby Cornish coastlines, the Eden Project and mainline railway stations. The village offers a range of bespoke shops, primary school and is readily commutable to the nearby town of St Austell offering educational, shopping and recreational facilities catering for all age groups.

Ground Floor – Existing Accommodation

Entrance Hall, sitting room, kitchen, two bedrooms and bathroom. Level lawned gardens, car port and on drive parking.

kitchen, bedroom 3/study and bathroom. First Floor: Landing, two bedrooms, master en-suite bathroom, dressing room and storage.

rooms and cloakrooms. First Floors: Landings, master bedroom with en-suite shower rooms, two further bedrooms, bathrooms and storage.

Planning Application PA20/07819

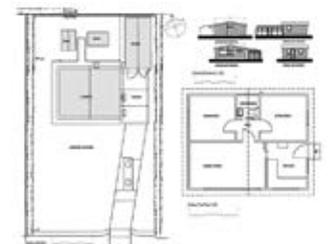
Demolition of existing dwelling and replacement with a dormer bungalow: Ground Floor: Entrance Hall, living/dining room with garden room off,

Planning Application PA22/08665

Demolition of existing dwelling and garage and construction of two x three bedroom houses. Comprising Ground Floors: Entrance hallways, open plan living room/kitchen/dining

Viewings

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



Note

Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

EPC Rating

F

Council Tax Band

A



Description

A vacant three storey town centre former NatWest bank premises, comprising two linked buildings with access from both Fore Street and Crockwell Street. The property offers tremendous potential for further perhaps upwards extension and residential development in part, along with retaining a commercial element, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Fore Street is the main trading area of the thriving town of Bodmin, having enjoyed a programme of regeneration in recent years and being readily commutable to the A30/A38 road networks, along with the mainline railway station at Bodmin Parkway.



Fore Street Premises Basement

Two storage rooms

Ground Floor

Entrance vestibule, former banking hall. Rear lobby linking to the rear building and two further rooms.

First Floor

Landing, former staff room, two offices and former kitchen.

Second Floor

Open plan attic space.

Rear Building Accessed from Crockwell Street Ground Floor

Former office space and strong room.

First Floor

Large landing, former server room and cloakroom.

Second Floor

Open plan room, former kitchen and bathroom.

Outside

Rear passageway leading to

Crockwell Street with former boiler room and store.

Viewings

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

VOA Rating

£16,000

Commercial EPC Rating

D

Note

We understand that the current owner has been in discussion with Cornwall Council planning department with regards to conversion in part for residential flats. Please refer to the legal pack for further information, advice given and architect's drawings. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.



Description

A unique opportunity to acquire circa 3.6 acres of sloping pasture land situated on the outskirts of the rural village of Wringworthy, affording stunning views over the surrounding countryside, with a stream forming the lower boundary and providing drinking water for livestock, hardstanding for several vehicles accessed directly from the A387. The Orchard has the benefit of two wooden cabins, one with a wood burning stove, a caravan/rest room, polytunnel, a heritage cider apple orchard, assorted soft fruit trees, former vegetable garden and grazing land, offering tremendous potential for further productivity and diversification of the land in this glorious setting.

Situated

Wringworthy is a rural hamlet situated on the A387 in the parish of Morval, being readily accessible to the ever popular seaside town of Looe and readily commutable to the A38, Torpoint, Saltash and Plymouth city centre via either the ferry or Tamar bridge.

Orchard Tree Varieties

Heritage apple trees including various varieties of pippin, pearmain, bramley and russets, pear trees including Merton, Beth and Bon Chretien, damson, quince and cherry trees.

Viewings

Strictly by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

Services

Please note that there are no mains services connected to the property.



EPC Rating

Exempt

Council Tax Band

Exempt

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.



Description

An interesting opportunity to acquire a deceptively spacious mid terrace property currently comprising a ground floor retail shop unit, along with three lower floors of presently storage/workshop rooms with the lower level giving access on to the rear service lane, along with a self-contained three bedroom maisonette above. The property offers graphic potential for reconfiguration of the existing accommodation to create additional self-contained units of accommodation, subject to any requisite consents and having the benefit of a recent grant of planning permission for residential use, upon which interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

Situated

Union Street is a conservation area situated in the heart of Torquay's town centre with excellent public transport links, shopping and leisure facilities, Promenade, harbour and sandy beaches, along with educational facilities catering for all age groups.

Ground and Lower Floors

Ground Floor
Retail unit of circa 31 square metres

Lower Level 1

Hallway, two storage rooms, former kitchen area and 2 × WCs.

Lower Level 2

Hallway, two storage rooms with the rear room having views over the park.

Lower Level 3

Storage room/workshop with access to the rear service lane.

201A – The Maisonette

Ground Floor
Private entrance hall with stairs rising to the first floor.

First Floor

Landing, kitchen, sitting room, bedroom and bathroom.

Second Floor

Landing, two further bedroom/attic rooms with restricted headroom and under eaves storage.

Viewings

Strictly by prior appointment with Miller Countrywide Torquay 01803 291429. General

enquiries Countrywide Property Auctions 01395 275691.

Council Tax Band/VOA Rating

201 VOA rating £4,900
201A Council Tax Band A

EPC Ratings

201 E. 201A E

Note

The retail unit is due to become vacant in December. The maisonette is currently let on a rolling AST with a rental income of £159.50 per week/£8,294 pae.

Planning Note

The property forms part of a larger planning application relating to 201, 201A and 203 Union Street, planning reference P/2023/0821 for 'Conversion from two commercial premises with a single flat above into two town houses and flat', which was approved by Torbay Council on the 9th November 2023. Interested parties must make and rely upon their own planning enquiries of Torbay Council planning department.

LOT
102

Land adjacent Bridge Road, Kingswear, Dartmouth, Devon TQ6 0DZ

GUIDE PRICE **£30,000–£40,000***

LAND

Description

A rare opportunity to acquire a parcel of sloping amenity/ woodland measuring circa 0.5 acres, enjoying an elevated position above Bridge Road and the Higher Ferry crossing to Dartmouth, with gated access from a rear service lane and a mains water supply. The land is likely to appeal to hobby coppices, for general recreational purposes and occasional camping, with perhaps the hope of future development subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

Situated

Bridge Road runs from the Dartmouth Higher Ferry, through Kingswear before linking to Brixham, Churston Ferrers and in turn Torbay. Dartmouth is an ever popular sailing and holiday destination, with a selection of bespoke shops, art galleries and restaurants.

Directional Note

Leaving Dartmouth Higher Ferry proceed up Bridge Road towards Kingswear. Upon reaching the first right hand bend the service lane can be found immediately on your right, continue along the service lane passing the houses on your right hand side and the gateway to the land signed

‘Hoodown Holt’ can be found on your right.

Viewings

At any reasonable time during daylight hours and at the viewers own risk or by prior appointment with Fulfords Dartmouth 01803 832223. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

Exempt

Council Tax Band

Exempt

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.

LOT
103

Land known as Leat Cottage, Ashbrittle, Wellington TA21 0LH

GUIDE PRICE **£55,000+***

LAND

Description

A fabulous opportunity to acquire a parcel of woodland measuring circa 1.79 hectares/4.43 acres, including the remains of a former cottage and partially built extension, with a stream running through the length of the plot. An electricity pole is situated in proximity of the ruins for which a wayleave payment is made and a nearby spring. Whilst the woodland is in need of regeneration, it will no doubt appeal to hobby coppices and those looking for occasional recreational camping in this peaceful setting, with perhaps the potential to recreate the former cottage subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Somerset West & Taunton Council planning department.

Situated

Ashbrittle is a rural village situated close to the Devon/Somerset borders with a Church and village hall. The villages of Appley and Stawley are within 2 miles offering a primary school, Church and Public House/restaurant, with further facilities and amenities available at Wellington circa 7 miles, along with access to the M5 providing access to Taunton and Exeter.

Directional Note

After passing through the village of Ashbrittle proceed down Heniton Hill until reaching Burrow Farm Cottage on your right and a private road signposted for Doble Farm,

where the land can be found a short distance down the private road to the right hand side.



Viewings

At any reasonable time during daylight hours and at the viewers own risk. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

Exempt

Council Tax Band

Exempt



Description

A sizeable four double bedroom, three reception room, three bathroom detached property situated in an unadopted lane off Berrow Road and a level walk to the facilities and amenities of Burnham on Sea town centre and beaches. The property has the benefit of a large lawned enclosed rear garden and an attached double garage, with additional on drive parking.

Situated

Burnham on Sea is a popular seaside town, with a bustling town centre, sandy beach and esplanade. Leisure facilities include a championship golf course, tennis courts, leisure centre and bowls club, with educational facilities catering for all age groups. The town is circa 2 miles from the M5 and readily commutable to Bristol city centre and airport, with a mainline railway station at nearby Highbridge.

Ground Floor

Entrance hall, cloak room, sitting room with doors to the rear garden, kitchen/breakfast room, dining room, third reception room/office/bedroom 5, utility room.

First Floor

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

Outside

Low maintenance walled front garden area, large lawned rear garden with pedestrian gate to Players Lane, attached double garage and on drive parking.

Viewings

Strictly by prior appointment with Linda Saunders Estate Agents 01278 425242. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

E



Description

An extensive freehold three storey in part town centre premises situated in a prime trading location in Redruth, having had the benefit of recent replacement windows to the upper floors and a new roof, along with internal clearance works. The property previously comprised ground floor retail premises and five flats on the upper and rear floors, now offering a blank canvas for reconfiguration into a number of commercial/residential units, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Fore Street forms the heart of Redruth town centre having enjoyed recent regeneration and in proximity of local car parks and the mainline railway station. The town centre offers a variety of shopping and leisure facilities, with excellent access to the A30.

Viewings

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

Note

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Planning

A Grant of Conditional Planning Permission was issued under application number PA18/07458, on the 28th January 2109, for 'Reconfiguration of existing ground, first and second floor flats to provide 3 further residential units including associated alterations to existing communal staircase and circulation space to meet



statutory requirements' along with building control application BC21/04198/PORTAL issued on the 2nd February 2022 stating building work started. We understand from the vendor that further plans have since been drawn up to revise the planning back to 5 residential units of accommodation.

VOA Rating

The property was removed from the rating list on the 1st April 2023. The previous VOA rating was £6,100.

EPC

Exempt

LOT
106

37 Gilroy Road, Liverpool L6 6BG

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property benefiting from central heating. Following a scheme of modernisation works the property would be suitable for occupation or investment purposes with a potential income in excess of £9,000 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



SOLD PRIOR

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Thursday 15 February 2024

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Description

A fantastic opportunity to acquire a substantial Grade II Listed four storey 11 bedroom double fronted detached house dating back to the 1840s. There is also a one bed self-contained flat to the first floor. The property benefits from most of its original features, central heating, front and rear gardens and off road parking to the front for two/three cars. The property was previously used as a Nuns Retirement Home and would be suitable for a number of uses, to include a single dwelling, a 12 bed investment opportunity or conversion to provide four/five self-contained apartments, subject to any consents and potential purchasers should make their own enquiries. If the property was converted to provide a HMO the potential rental income is in excess of £60,000 per annum.

Situated

Off Laurel Road and Prescot Road in a popular and well established residential location, close to local amenities to include a new retail park opposite, schooling, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Basement
Six Rooms, Vestibule, Spacious Entrance Hallway, Two Reception Rooms, Kitchen/Diner, Kitchen with utility room, WC

First Floor

Nine Rooms, Bathroom/WC Bedroom, Lounge, Shower/WC with roof terrace

Second Floor

Two Rooms, Shower/WC



Outside

Front and Rear Gardens, Parking for three cars.

EPC Rating

F

Council Tax Band

TBC



LOT
108

9 Park House, Bridge Road, St. Austell, Cornwall PL25 5HD

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A two bedroom second floor purpose built leasehold flat, with ground floor storage room, requiring modernisation, whilst being conveniently situated for St Austell town centre. Park House has a communal hallway with intercom system, staircase and lifts to all floors, along with a communal laundry room on the first floor. The property is likely to appeal to residential lettings investors and owner occupiers given its proximity to the town centre.

Situated

St Austell offers a wide range of shops, clubs, pubs, and educational facilities catering for all ages, and is close to the mainline railway station, business area, and parks, being readily commutable to the A30/A390 road network.

Ground Floor

Communal entrance hall, intercom entry system, staircase and lifts to all floors and a lock up store room serving flat 9.

First Floor

Communal Laundry room.

Second Floor

Flat 9 Entrance hall, sitting room, kitchen, shower room and two bedrooms.

Viewings

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

EPC Rating

D

Council Tax Band

A



SOLD PRIOR



LOT
109

69 Pendennis Street, Liverpool L6 5AG

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Breck Road (A580) in a popular and well established residential location, close to local amenities, Liverpool Football Club, schooling and transport links. Approximately 1.5 miles from Liverpool city centre.

Ground Floor

Vestibule, hall, Through Lounge/Dining Room, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear.

EPC Rating

D

Council Tax Band

A



SOLD PRIOR



LOT
110

127 Beatrice Street, Bootle, Merseyside L20 2EG

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

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

First Floor
Three Bedrooms

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



SOLD PRIOR

LOT
111

77 Queens Drive, Mossley Hill, Liverpool L18 2DU

GUIDE PRICE **£325,000+***

VACANT RESIDENTIAL

Description

A three storey six bedroomed semi-detached property benefiting from double glazing, central heating, a driveway and front and rear gardens. Following modernisation, the property would be suitable for occupation or investment purposes, would make an excellent family home and benefits from many original features.

Situated

Fronting Queens Drive in a popular and well established residential location close to Allerton Road amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor
Lounge, Reception Room, Dining Room, Kitchen, Breakfast Room.

First Floor
Four Bedrooms (one with balcony), Bathroom, Separate WC

Second Floor

Two Bedrooms.

Outside

Driveway, Front and Rear Gardens.



SOLD PRIOR



LOT
112

ON BEHALF OF A HOUSING ASSOCIATION

198 Raffles Avenue, Carlisle CA2 7EF

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

Description

A ground floor self-contained one bed roomed flat benefiting from double glazing, central heating and communal gardens. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Newtown Road in a popular and well established residential location close to local amenities, schooling and transport links and approximately 1.5 miles from Carlisle town centre.

Ground Floor

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

Outside

Communal Gardens

EPC Rating

D

Council Tax Band

A

Note

Sutton Kersh have not inspected the property internally and interested parties are advised to rely on their own enquiries.

WITHDRAWN



LOT
113

31 Warton Street, Bootle, Merseyside L20 4PX

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from majority double glazing and central heating.

Situated

Off Grey Street which in turn is off Knowsley Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A

SOLD PRIOR



LOT
114

10 Richard Terrace, Coronation, Bishop Auckland DL14 8SL

GUIDE PRICE **£27,000+***

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 from 1st November 2023 for a period of 3 years producing a rental income of £5,720 per annum.

Situated

Off Mary Terrace in a popular and well established residential location close to local amenities and transport links. Bishop Auckland town centre is approximately 1.5 miles away.

Ground Floor

Two Reception Rooms, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Front Garden and Rear Yard

EPC Rating

C

Council Tax Band

A

Note

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



LOT
115

23 Mainsforth Front Row, Ferryhill, County Durham DL17 0DE

GUIDE PRICE **£30,000+***

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 producing a rental income of £3,900 per annum.

Situated

Off Commercial Street in a popular and well established residential location within walking distance to local amenities, transport links and schooling. Ferryhill town centre is approximately 1.5 miles away.

Ground Floor

Lounge, Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front Garden and Rear Yard

EPC Rating

D

Council Tax Band

A

Note

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



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, Victoria Kenyon or Katie Donohue on **0151 207 6315**



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



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

Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION Date

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

- CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.
- 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 on 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.

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