

property auction

Registration closes promptly at
12pm on **Wednesday 14 February**
and you must be pre-registered
before this time in order to bid

Thursday 15 February 2024
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

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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 first sale of our 2024 auction season. Proceedings will commence as usual at 12 noon prompt!

We continue where we left off in 2023 with a live stream only auction with Auctioneer Andrew Binstock in charge of proceedings.

This first 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 1 55 Sunningdale Road, Liverpool L15 4HJ
VACANT RESIDENTIAL **Guide price £50,000+***

Lot 8 9 Alverstone Road, Liverpool L18 1HB
VACANT RESIDENTIAL **Guide price £160,000+***

Lot 19 373–377 East Prescott Road, Liverpool L14 2DE
VACANT RESIDENTIAL **Guide price £250,000+***

Lot 24 24 Earp Street, Liverpool L19 1RT
VACANT RESIDENTIAL **Guide price £60,000+***

Lot 60 60 Hartington Road, Toxteth, Liverpool L8 0SQ
VACANT RESIDENTIAL **Guide price £250,000+***

Lot 84 9 The Hollies, Woolton, Liverpool L25 7AQ
VACANT RESIDENTIAL **Guide price £350,000+***

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.

It finally just leaves me to wish you good luck with your bidding whether on the phone, by proxy or online.

Cathy Holt MNAEA MNAVA
Associate Director

134

 lots available

80+

vacant residential

30+

residential investment

4

commercial investment

1

land

2

mixed use

5

vacant commercial

Highlights



55 Sunningdale Road, Liverpool L15 4HJ



9 Alverstone Road, Liverpool L18 1HB



373–377 East Prescott Road, Liverpool L14 2DE-



24 Earp Street, Liverpool L19 1RT



60 Hartington Road, Toxteth, Liverpool L8 0SQ



9 The Hollies, Woolton, Liverpool L25 7AQ

2023 – our year in numbers!



495
LOTS SOLD



£59.5m
RAISED



82%
SUCCESS

SuttonKersh

JAN

FEB

MAR

APR

Thursday 4 April
Closing Friday 8 March

Thursday 23 May
Closing Friday 26 April

MAY

JUN

Thursday 18 July
Closing Friday 21 June

JUL

AUG

Thursday 12 September
Closing Friday 16 August

SEPT

OCT

Thursday 24 October
Closing Friday 27 September

NOV

DEC

Thursday 12 December
Closing Friday 15 November

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

1. **Telephone Bidding** A member of the auctions team will telephone you shortly before the lot is offered in the auction room and bid on your behalf subject to your specific instructions.
2. **Proxy Bidding** You authorise the auctioneer to bid on your behalf in line with the bidding in the auction room up to your specified maximum amount.
3. **Internet Bidding** You can bid remotely by using our internet bidding service. Upon successful registration you will be given permission to access the online bidding system. On the day of the auction please follow the auction 'live' (by clicking the link from the relevant auction page on our website) and place your bids accordingly.

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

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

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

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless otherwise stated in the property description in the catalogue). Payments can be made by debit card or bank transfer.

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

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

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

Terms & conditions for proxy, telephone or internet bidders

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

LOOKING TO BUY PROPERTY AT AUCTION?

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It's what we do best.

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Order of sale Thursday 15 February 2024

For sale by public auction unless sold prior or withdrawn

1	55 Sunningdale Road, Liverpool L15 4HJ	£50,000+*
2	12 Sandiways Avenue, Merseyside L30 1SD	£100,000+*
3	266 Walton Road, Liverpool L4 4BE	£65,000+*
4	108 Ashbourne Road, Aigburth, Liverpool L17 9QJ	£175,000+*
5	14 St. Agnes Road, Kirkdale, Liverpool L4 1RS	£65,000+*
6	Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ	£80,000+*
7	84 Folly Lane, Warrington WA5 0NF	£75,000+*
8	9 Alverstone Road, Allerton Liverpool L18 1HB	£160,000+*
9	62 Crawford Avenue, Mossley Hill, Liverpool L18 1DS	£180,000+*
10	66 Hollins Grove Street, Darwen, Lancashire BB3 1HG	£65,000+*
11	97-99 High Street, Wavertree, Liverpool L15 8HF	£125,000+*
12	23 Croxteth Road, Bootle, Merseyside L20 5EA	£70,000+*
13	10 Belmont Road, Widnes, Cheshire WA8 3JB	£125,000+*
14	Garage at 2a Lucknow Street, Aigburth, Liverpool L17 8XP	£75,000+*
15	18 Leach Lane, Sutton Leach, St. Helens, Merseyside WA9 4PX	£120,000+*
16	Apartment 5, 21 Jamaica Street, Liverpool L1 0AA	£28,000+*
17	Apartment 9, 55 Sandown Road, Wavertree, Liverpool L15 4JA	£60,000+*
18	Freehold Ground Rent Investments in Southport PR8 2LF	NIL-RESERVE*
19	373-377 East Prescot Road, Liverpool L14 2DE	£250,000+*
20	209 Smithdown Road, Liverpool L15 2HD	£200,000+*
21	88 Beaumont Street, Liverpool L8 0XA	£90,000+*
22	49 Seaforth Road, Liverpool L21 3TX	£75,000+*
23	22 Liversidge Road, Birkenhead, Merseyside CH42 0LS	£80,000+*
24	24 Earp Street, Liverpool L19 1RT	£50,000+*
25	Land at Sidney Road, Birkenhead, Merseyside CH42 5LZ	£55,000+*
26	106 High Street, Wavertree, Liverpool L15 8JS	£100,000+*
27	77 Caldly Road, Liverpool L9 4RZ	£125,000+*
28	38a Knight Street, Liverpool L1 9DT	£255,000+*
29	11 Blackburne Place, Liverpool L8 7PE	£255,000+*
30	16 Heswall Road, Liverpool L9 4SE	£125,000+*
31	24 Esher Close, Wirral, Merseyside CH62 1EY	£75,000+*
32	65 Hollow Croft, Liverpool L28 4EB	£90,000+*
33	4 Pym Street, Liverpool L4 5TH	£60,000+*
34	Apartment 12, Argyle Court, 24 Argyle Street, Liverpool L1 5DL	£130,000+*
35	59 Laburnum Road, Fairfield, Liverpool L7 0HT	£165,000+*
36	Flats 1 & 2, 369 Westminster Road, Liverpool L4 3TF	£67,000+*
37	66 Linaker Street, Southport, Merseyside PR8 5DG	£120,000+*
38	7 New Cross Street, Prescot, Merseyside L34 6JP	£80,000+*
39	Apt 34 Byles Street, Liverpool L8 4PW	£70,000+*
40	198 Rice Lane, Liverpool L9 1DJ	£120,000+*
41	Apt 36 Byles Street, Liverpool L8 4PW	£70,000+*
42	Flat 85 Unity Building, 3 Rumford Place, Liverpool L3 9BZ	£80,000+*
43	98 Acanthus Road, Old Swan, Liverpool L13 3DZ	£100,000+*
44	8 Lynmouth Road, Aigburth, Liverpool L17 6AN	£250,000+*
45	38 Oaklands Drive, Carlisle CA2 4NH	£59,500+*
46	1 Avenue South, Earl Shilton, Leicester LE9 7AB	£115,000+*
47	3 Percy Road, Carlisle CA2 6ER	£61,600+*
48	41 Uplands Road, Leicester LE2 6PB	£115,000+*
49	34 Church Street, Leigh, Lancashire WN7 1AY	£70,000+*
50	24 Mardale Road, Carlisle CA2 7DN	£40,000+*
51	342 Binns Road & 48 Hankinson Street, Liverpool L13 1DD	£475,000+
52	78 Norris Street, Warrington WA2 7RW	SOLD PRIOR
53	20 Beta Close, Wirral, Merseyside CH62 5BY	£95,000+*
54	31 Heskin Walk, Liverpool L32 3XU	£100,000+*
55	2a/2b Long Lane, Walton, Liverpool L9 9AQ	£75,000+*
56	2, 4 & 6-8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB	£550,000+*
57	358 West Derby Road, Liverpool L13 7HQ	£100,000+*
58	Flat 45, 188 Lord Street, Southport, Merseyside PR9 0QG	£80,000+*
59	55 Heyes Street, Liverpool L5 6SE	£80,000+*
60	60 Hartington Road, Toxteth, Liverpool L8 0SQ	£250,000+*
61	4 Mardale Lawn, Netherley, Liverpool L27 5RT	£75,000+*
62	22 Adelaide Road, Kensington, Liverpool L7 8SG	£165,000+*
63	32 Hartington Road, West Derby, Liverpool L12 8QW	£250,000+*
64	11 Morecambe Street, Liverpool L6 4AU	£50,000+*
65	28 Muspratt Road, Seaforth, Liverpool L21 4NW	£75,000+*

66	31 Rawcliffe Road, Liverpool L9 1AN	£130,000+*
67	Flats at 300 Old Chester Road, Birkenhead, Merseyside CH42 3XD	£200,000+*
68	75 Eccleston Street, Prescott, Merseyside L34 5QH	£135,000+*
69	1 Hougoumont Grove, Liverpool L22 0LP	£225,000+*
70	71 Westminster Drive, Leigh, Lancashire WN7 2YS	£75,000+*
71	7 Duke Street, Platt Bridge, Wigan, Lancashire WN2 3TG	£55,000+*
72	12 Wemsley Grove, Bolton BL2 2PB	£65,000+*
73	22 Herbert Street, Burnley, Lancashire BB11 4JX	£55,000+*
74	7 Manvers Road, Childwall, Liverpool L16 3NP	SOLD PRIOR
75	27 Woodbine Street, Liverpool L5 7RR	£55,000+*
76	39 Bardsay Road, Liverpool L4 5SG	£65,000+*
77	38 Lesseps Road, Liverpool L8 0RD	£250,000+*
78	44 Cowper Street, Bootle, Merseyside L20 4RS	£70,000+*
79	56 Lower House Lane, Liverpool L11 2SQ	£100,000+*
80	25 Church Road, Walton, Liverpool L4 5TX	£140,000+*
81	20 Four Acre Drive, Liverpool L21 0ES	£70,000+*
82	1 Georgian Close, Liverpool L26 9XU	£90,000+*
83	Apt 44 Gilmartin Grove, Liverpool L6 1EG	£85,000+*
84	9 The Hollies, Woolton, Liverpool L25 7AQ	£350,000+*
85	59 Wadham Road, Bootle, Merseyside L20 7DQ	£125,000+*
86	84 Max Road, Liverpool L14 4BJ	£70,000+*
87	21 Wellfield Road, Liverpool L9 1AT	£125,000+*
88	Flat 9 Lance Court, 11 Lance Lane, Liverpool L15 6TS	£110,000+*
89	26 Cherry Vale, Gateacre, Liverpool L25 5PX	SOLD PRIOR
90	283 Twist Lane, Leigh, Lancashire WN7 4EH	£65,000+*
91	13 Perry Street, Darwen, Lancashire BB3 3DG	£55,000+*
92	8 Henry Street, Tyldesley, Manchester M29 8AQ	£65,000+*
93	16 Halsbury Road, Kensington, Liverpool L6 6DQ	SOLD PRIOR
94	19 Willaston Road, Liverpool L4 6UP	£85,000+*
95	41 Andrew Street, Liverpool L4 4DS	£65,000+*
96	5 Baldwin Avenue, Liverpool L16 3GD	£215,000+*
97	7 Molineux Avenue, Liverpool L14 3LT	£150,000+*
98	57a New Lane, Southport, Merseyside PR9 8LN	£350,000-£400,000*
99	Lurgaboy, Prescott Road, Melling, Liverpool L31 1AW	SOLD PRIOR
100	Flat 91 Central Gardens, Benson Street, Liverpool L1 2SS	£90,000+*
101	Flat 149 Central Gardens, Benson Street, Liverpool L1 2SS	£90,000+*
102	Flat 4 Hollyoak Hall, 1a Blenheim Road, Liverpool L18 1EH	£90,000+*
103	Birkenhead House, 17-21 Price Street, Birkenhead CH41 6JN	£500,000+*
104	24 Ocean Road, Liverpool L21 8NH	SOLD PRIOR
105	103 Seaforth Road, Liverpool L21 4LA	SOLD PRIOR
106	76 Birkenhead Road, Wallasey, Merseyside CH44 7BY	£135,000+*
107	Apt 23 Colemans Building, 37 Park Road, Toxteth, Liverpool L8 6RF	£55,000+*
108	Flat 6, 24 Linnet Lane, Liverpool L17 3BQ	£85,000+*
109	28 Pirrie Road, Liverpool L9 6AB	£65,000+*
110	3 Upton Road, Torquay TQ1 4AG	SOLD PRIOR
111	25 Curledge Street, Paignton, Devon TQ4 5BA	SOLD PRIOR
112	5 Fore Street, Bodmin, Cornwall PL31 2HX	£150,000+*
113	23 Marlborough Street, Plymouth PL1 4AE	£200,000+*
114	Flat 4, 27 Thurlow Road, Torquay TQ1 3DZ	£50,000-£75,000*
115	11 Marine Terrace, Penzance, Cornwall TR18 4DL	£195,000+*
116	6 Wood Park, Plymouth PL6 8AW	WITHDRAWN
117	67 Raleigh Avenue, Torquay TQ2 6DN	£185,000+*
118	49 Trevithick Road, Pool, Redruth, Cornwall TR15 3NW	£125,000+*
119	18 St. Efrides Road, Torquay TQ2 5SG	£175,000+*
120	Lanvean, West Looe Hill, Looe, Cornwall PL13 2HJ	£175,000+*
121	10 Flamank Park, Bodmin, Cornwall PL31 1LX	£135,000+*
122	3 Carpalla Terrace, Foxhole, St. Austell, Cornwall PL26 7TZ	SOLD PRIOR
123	23a High Street, Budleigh Salterton, Devon EX9 6LD	£225,000+*
124	Roscollen, Tredinnick Pits, Bodmin, Cornwall PL30 5AP	£425,000+*
125	Sandpiper, 28 Youngs Park Road, Paignton, Devon TQ4 6BU	£150,000+*
126	1 Goswela Gardens, Plymouth, Devon PL9 9JG	£150,000+*
127	2 Church Cottages, Yealmpton, Plymouth PL8 2HA	£75,000+*
128	88 Drump Road, Redruth, Cornwall TR15 1PR	£125,000+*
129	3 Eldon Road, Birkenhead, Merseyside CH42 3XR	SOLD PRIOR
130	139 Ince Avenue, Anfield, Liverpool L4 7UT	SOLD PRIOR
131	37 Dudley Road, Allerton, Liverpool L18 1ES	SOLD PRIOR
132	16 Ridley Road, Liverpool L6 6DN	SOLD PRIOR
133	26 Olney Street, Liverpool L4 5QN	SOLD PRIOR
134	39 Burnside Crescent, Middleton, Manchester M24 5WN	SOLD PRIOR

Order of sale by type

Commercial investment

- 3 266 Walton Road, Liverpool L4 4BE
- 22 49 Seaforth Road, Liverpool L21 3TX
- 56 2, 4 & 6-8 Crookes Road/Garage at Turner Lane, Sheffield S10 5BB
- 68 75 Eccleston Street, Prescot, Merseyside L34 5QH

Development opportunities

- 106 76 Birkenhead Road, Wallasey, Merseyside CH44 7BY

Ground rents

- 18 Freehold Ground Rent Investments in Southport PR8 2LF

Land

- 25 Land at Sidney Road, Birkenhead, Merseyside CH42 5LZ

Mixed use

- 26 106 High Street, Wavertree, Liverpool L15 8JS
- 113 23 Marlborough Street, Plymouth PL1 4AE

Residential investment

- 11 97-99 High Street, Wavertree, Liverpool L15 8HF
- 12 23 Croxteth Road, Bootle, Merseyside L20 5EA
- 16 Apartment 5, 21 Jamaica Street, Liverpool L1 0AA
- 23 22 Liversidge Road, Birkenhead, Merseyside CH42 0LS
- 27 77 Caldy Road, Liverpool L9 4RZ
- 28 38a Knight Street, Liverpool L1 9DT
- 29 11 Blackburne Place, Liverpool L8 7PE
- 30 16 Heswall Road, Liverpool L9 4SE
- 36 Flats 1 & 2, 369 Westminster Road, Liverpool L4 3TF
- 39 Apt 34 Byles Street, Liverpool L8 4PW
- 40 198 Rice Lane, Liverpool L9 1DJ
- 51 342 Binns Road & 48 Hankinson Street, Liverpool L13 1DD
- 62 22 Adelaide Road, Kensington, Liverpool L7 8SG
- 63 32 Hartington Road, West Derby, Liverpool L12 8QW
- 67 Flats at 300 Old Chester Road, Birkenhead, Merseyside CH42 3XD
- 70 71 Westminster Drive, Leigh, Lancashire WN7 2YS
- 71 7 Duke Street, Platt Bridge, Wigan, Lancashire WN2 3TG
- 72 12 Wemsley Grove, Bolton BL2 2PB
- 73 22 Herbert Street, Burnley, Lancashire BB11 4JX
- 75 27 Woodbine Street, Liverpool L5 7RR
- 77 38 Lesseps Road, Liverpool L8 ORD
- 82 1 Georgian Close, Liverpool L26 9XU
- 83 Apt 44 Gilmartin Grove, Liverpool L6 1EG
- 87 21 Wellfield Road, Liverpool L9 1AT
- 90 283 Twist Lane, Leigh, Lancashire WN7 4EH
- 91 13 Perry Street, Darwen, Lancashire BB3 3DG
- 92 8 Henry Street, Tyldesley, Manchester M29 8AQ
- 95 41 Andrew Street, Liverpool L4 4DS
- 100 Flat 91 Central Gardens, Benson Street, Liverpool L1 2SS
- 101 Flat 149 Central Gardens, Benson Street, Liverpool L1 2SS
- 107 Apt 23 Colemans Building, 37 Park Road, Toxteth, Liverpool L8 6RF
- 117 67 Raleigh Avenue, Torquay TQ2 6DN
- 119 18 St. Efrides Road, Torquay TQ2 5SG

Vacant commercial

- 14 Garage at 2a Lucknow Street, Aigburth, Liverpool L17 8XP
- 55 2a/2b Long Lane, Walton, Liverpool L9 9AQ
- 97 7 Molineux Avenue, Liverpool L14 3LT
- 103 Birkenhead House, 17-21 Price Street, Birkenhead CH41 6JN
- 112 5 Fore Street, Bodmin, Cornwall PL31 2HX

Vacant residential

- 1 55 Sunningdale Road, Liverpool L15 4HJ
- 2 12 Sandiways Avenue, Merseyside L30 1SD
- 4 108 Ashbourne Road, Aigburth, Liverpool L17 9QJ
- 5 14 St. Agnes Road, Kirkdale, Liverpool L4 1RS
- 6 Flat 22 Catherine House, Upper Parliament Street, Liverpool L8 7LQ
- 7 84 Folly Lane, Warrington WA5 0NF
- 8 9 Alverstone Road, Allerton Liverpool L18 1HB
- 9 62 Crawford Avenue, Mossley Hill, Liverpool L18 1DS
- 10 66 Hollins Grove Street, Darwen, Lancashire BB3 1HG
- 13 10 Belmont Road, Widnes, Cheshire WA8 3JB
- 15 18 Leach Lane, Sutton Leach, St. Helens, Merseyside WA9 4PX
- 17 Apartment 9, 55 Sandown Road, Wavertree, Liverpool L15 4JA
- 19 373-377 East Prescot Road, Liverpool L14 2DE
- 20 209 Smithdown Road, Liverpool L15 2HD
- 21 88 Beaumont Street, Liverpool L8 0XA
- 24 24 Earp Street, Liverpool L19 1RT
- 31 24 Esher Close, Wirral, Merseyside CH62 1EY
- 32 65 Hollow Croft, Liverpool L28 4EB
- 33 4 Pym Street, Liverpool L4 5TH
- 34 Apartment 12, Argyle Court, 24 Argyle Street, Liverpool L1 5DL
- 35 59 Laburnum Road, Fairfield, Liverpool L7 0HT
- 37 66 Linaker Street, Southport, Merseyside PR8 5DG
- 38 7 New Cross Street, Prescot, Merseyside L34 6JP
- 41 Apt 36 Byles Street, Liverpool L8 4PW
- 42 Flat 85 Unity Building, 3 Rumford Place, Liverpool L3 9BZ
- 43 98 Acanthus Road, Old Swan, Liverpool L13 3DZ
- 44 8 Lynmouth Road, Aigburth, Liverpool L17 6AN
- 45 38 Oaklands Drive, Carlisle CA2 4NH
- 46 1 Avenue South, Earl Shilton, Leicester LE9 7AB
- 47 3 Percy Road, Carlisle CA2 6ER
- 48 41 Uplands Road, Leicester LE2 6PB
- 49 34 Church Street, Leigh, Lancashire WN7 1AY
- 50 24 Mardale Road, Carlisle CA2 7DN
- 52 78 Norris Street, Warrington WA2 7RW
- 53 20 Beta Close, Wirral, Merseyside CH62 5BY
- 54 31 Heskin Walk, Liverpool L32 3XU
- 57 358 West Derby Road, Liverpool L13 7HQ
- 58 Flat 45, 188 Lord Street, Southport, Merseyside PR9 0QG
- 59 55 Heyes Street, Liverpool L5 6SE
- 60 60 Hartington Road, Toxteth, Liverpool L8 0SQ
- 61 4 Mardale Lawn, Netherley, Liverpool L27 5RT
- 64 11 Morecambe Street, Liverpool L6 4AU
- 65 28 Muspratt Road, Seaforth, Liverpool L21 4NW
- 66 31 Rawcliffe Road, Liverpool L9 1AN
- 69 1 Hougoumont Grove, Liverpool L22 0LP
- 74 7 Manvers Road, Childwall, Liverpool L16 3NP
- 76 39 Bardsay Road, Liverpool L4 5SG
- 78 44 Cowper Street, Bootle, Merseyside L20 4RS
- 79 56 Lower House Lane, Liverpool L11 2SQ
- 80 25 Church Road, Walton, Liverpool L4 5TX
- 81 20 Four Acre Drive, Liverpool L21 0ES
- 84 9 The Hollies, Woolton, Liverpool L25 7AQ
- 85 59 Wadham Road, Bootle, Merseyside L20 7DQ
- 86 84 Max Road, Liverpool L14 4BJ
- 88 Flat 9 Lance Court, 11 Lance Lane, Liverpool L15 6TS
- 89 26 Cherry Vale, Gateacre, Liverpool L25 5PX
- 93 16 Halsbury Road, Kensington, Liverpool L6 6DQ
- 94 19 Willaston Road, Liverpool L4 6UP
- 96 5 Baldwin Avenue, Liverpool L16 3GD
- 98 57a New Lane, Southport, Merseyside PR9 8LN
- 99 Lurgaboy, Prescot Road, Melling, Liverpool L31 1AW
- 102 Flat 4 Hollyoak Hall, 1a Blenheim Road, Liverpool L18 1EH
- 104 24 Ocean Road, Liverpool L21 8NH
- 105 103 Seaforth Road, Liverpool L21 4LA
- 108 Flat 6, 24 Linnet Lane, Liverpool L17 3BQ
- 109 28 Pirrie Road, Liverpool L9 6AB
- 110 3 Upton Road, Torquay TQ1 4AG
- 111 25 Curledge Street, Paignton, Devon TQ4 5BA
- 114 Flat 4, 27 Thurlow Road, Torquay TQ1 3DZ
- 115 11 Marine Terrace, Penzance, Cornwall TR18 4DL
- 116 6 Wood Park, Plymouth PL6 8AW
- 118 49 Trevithick Road, Pool, Redruth, Cornwall TR15 3NW
- 120 Lanvean, West Looe Hill, Looe, Cornwall PL13 2HJ
- 121 10 Flamank Park, Bodmin, Cornwall PL31 1LX
- 122 3 Carpalla Terrace, Foxhole, St. Austell, Cornwall PL26 7TZ
- 123 23a High Street, Budleigh Salterton, Devon EX9 6LD
- 124 Roscollen, Tredinnick Pits, Bodmin, Cornwall PL30 5AP
- 125 Sandpiper, 28 Youngs Park Road, Paignton, Devon TQ4 6BU
- 126 1 Goswela Gardens, Plymouth, Devon PL9 9JG
- 127 2 Church Cottages, Yealmpton, Plymouth PL8 2HA
- 128 88 Drump Road, Redruth, Cornwall TR15 1PR
- 129 3 Eldon Road, Birkenhead, Merseyside CH42 3XR
- 130 139 Ince Avenue, Anfield, Liverpool L4 7UT
- 131 37 Dudley Road, Allerton, Liverpool L18 1ES
- 132 16 Ridley Road, Liverpool L6 6DN
- 133 26 Olney Street, Liverpool L4 5QN
- 134 39 Burnside Crescent, Middleton, Manchester M24 5WN

LOT

1

55 Sunningdale Road, Liverpool L15 4HJ

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefiting from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

Situated

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

Ground Floor

Vestibule, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Shower Room/WC (accessed via second bedroom).

Outside

Yard to the rear, WC.

EPC Rating

F

Council Tax Band

A



LOT

2

12 Sandiways Avenue, Merseyside L30 1SD

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached benefiting from double glazing, central heating, gardens to the front and rear and driveway. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

Situated

Off Dunnings Bridge Road (the A5036) in an established and popular residential location within close proximity to Aintree Retail Park, Racecourse, train station and the motorway network. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Hall, Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens front and rear, Driveway

EPC Rating

E

Council Tax Band

B



LOT

3

266 Walton Road, Liverpool L4 4BE

GUIDE PRICE **£65,000+***

COMMERCIAL INVESTMENT

Description

A self-contained end terrace shop unit with storage above, occupied by the same trader for over 40 years and now let from June 2023 on a 10 year FRI Lease with 5yr review and no break clauses, producing £7,800 per annum plus a further £1,000 per annum from advertising panels on the flank wall. The property is linked by an opening at Ground Floor to the neighbouring units which are also part of the tenants business. The shop benefits from partial double glazing, separate metering and has recently been re-roofed. We are advised that when the tenant vacates he will brick up the dividing wall.

Situated

Fronting Walton Road (A59) at its junction with Spellow Lane in a popular and well established location close to local shops and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

Main Sales Area (401sq ft),
Mezzanine (147sq ft), Staff
Room (44sq ft)

Outside

Yard to Rear

EPC Rating

E

First Floor

WC (44sq ft), Front Room
(163sq ft), Rear Room (94sq ft)

Rateable Value

£13,750 (260–266 Walton Road)
NO VAT ON SALE

Second Floor

Attic Room (106sq ft)



LOT

4

108 Ashbourne Road, Aigburth, Liverpool L17 9QJ

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. There is also potential to provide a loft conversion subject to any consents. The property would make an excellent family home and is a blank canvas to put your own stamp on it!

Situated

Off Aigburth Road (A561) in a very popular and well established location, close to local amenities, Aigburth Vale Shopping, Sefton Park, excellent schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Hall, Front Living Room, Rear
Living Room, Kitchen

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear leading to
Fulwood Road. Outhouse

EPC Rating

TBC



LOT

5

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

6

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

GUIDE PRICE **£80,000+***

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 (one with ensuite Shower/WC)

Outside

Rear Car Park

EPC Rating

E

Council Tax Band

C



LOT

7

84 Folly Lane, Warrington WA5 0NF

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

Description

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

Situated

Fronting Folly Lane off Winwick Road in a popular and well-established residential area close to local amenities, schooling, transport links and Gemini Retail Park. The property is approximately 1.5 miles from Warrington town centre.

Basement

Not Inspected

Council Tax Band

A

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to Rear and Brick Outhouse

EPC Rating

TBC



LOT

8

9 Alverstone Road, Allerton Liverpool L18 1HB

GUIDE PRICE £160,000+*

VACANT RESIDENTIAL

Description

A two bedroom middle terraced property benefitting from central heating and partial double glazing. Following modernisation the property would be suitable for occupation or investment purposes, with a potential to convert to a three bedroom HMO subject to any necessary consents.

Situated

Off Stalbridge Avenue in a popular and well established residential location close to local amenities and walking distance to Penny Lane and Allerton Road.

Ground Floor

Hall, Two Reception Rooms,
Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

E

Council Tax Band

A



LOT

9

62 Crawford Avenue, Mossley Hill, Liverpool L18 1DS

GUIDE PRICE **£180,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes. Alternatively the property could be converted to provide a four bedroomed HMO investment opportunity subject to gaining any necessary consents.

Situated

Off Penny Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen, Utility Room

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear, Brick Outbuilding

EPC Rating

D



LOT

10

66 Hollins Grove Street, Darwen, Lancashire BB3 1HG

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroom terraced house benefitting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Goose House Lane in a popular residential location, close to local amenities, schooling and transport links.

Ground Floor

Living Room, Lounge, Kitchen.

Note

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

First Floor

Bathroom/WC, Three Bedrooms

Outside

Front and Rear Yard.

EPC Rating

D

Council Tax Band

A



LOT

11

97–99 High Street, Wavertree, Liverpool L15 8HF

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A substantial six bedroomed HMO Investment Opportunity currently producing approximately £20,400 per annum A three storey semi-detached property converted to provide six x be sit style double rooms each benefiting from double glazing and new gas central heating. The property is HMO compliant and fully let by way of Assured Shorthold Tenancies.

Situated

Fronting Wavertree High Street opposite Picton clock in a very popular and well established residential location within close proximity to local amenities, Schooling and transport links.

Ground Floor

Main Entrance Hallway, Shower/ WC.

Council Tax Band

A

Half Landing

One Room, Bathroom/WC

First Floor

Communal Kitchen, three Rooms.

Second Floor

Two Further Rooms.

EPC Rating

D



LOT

12

23 Croxteth Road, Bootle, Merseyside L20 5EA

GUIDE PRICE **£70,000+***

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 £7,800 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



LOT
13

10 Belmont Road, Widnes, Cheshire WA8 3JB

GUIDE PRICE **£152,000+***

VACANT RESIDENTIAL

Description

A three bedroomed link detached house benefiting from double glazing, front and rear gardens, a conservatory, a garage and a driveway. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes with a potential income in excess of £13,200 per annum. This property is suitable for cash buyers only.

Situated

Off Moorfield Road in a popular and well established residential location close to local amenities, schooling, approximately 1.5 miles from Widnes town centre and approximately 14 miles from Liverpool city centre.

Ground Floor

Open Plan Lounge/Kitchen (no fittings), Dining Room.

Council Tax Band

C.

First Floor

Three Bedrooms, Bathroom, Separate WC.

Outside

Driveway, Front and Rear Gardens, Conservatory.

EPC Rating

TBA



LOT
14

Garage at 2a Lucknow Street, Aigburth, Liverpool L17 8XP

GUIDE PRICE **£75,000+***

VACANT COMMERCIAL

Description

A former garage premises arranged over ground floor and mezzanine level. The property is suitable for a variety of alternative commercial uses and has potential to convert into residential use subject to any necessary consents.

Situated

Off Hesketh Street which is just off Lark Lane. The property backs onto Hadassa Grove. It is in a popular and well established location within walking distance to Lark Lane amenities, schooling and transport links. 3 miles from Liverpool city centre.

Ground Floor

Workshop

Mezzanine Level

EPC Rating

TBC



LOT
15

18 Leach Lane, Sutton Leach, St. Helens, Merseyside WA9 4PX

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, front and rear gardens, driveway and a separate garage. Following modernisation the property would be suitable for occupation or investment purposes and there is also potential to extend at the rear, subject to any necessary consents.

Situated

Off Reginald Road (B5204) in a popular and residential location, close to local amenities including St Helens retail park, schooling and transport links. Approximately 3 miles to St Helens town centre.

Ground Floor

Hall, Living Room, Kitchen, Bathroom/WC

Council Tax Rating

A

Joint Agent

Entwistle Green



First Floor

Three Bedrooms

Outside

Front and Rear Gardens, Driveway, Separate Garage

EPC Rating

D



LOT
16

Apartment 5, 21 Jamaica Street, Liverpool L1 0AA

GUIDE PRICE **£28,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor city centre studio benefitting from double glazing, electric heating, lift access and intercom system. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £7,332 per annum.

Situated

Fronting Jamaica Street in a very popular and well established location in the centre of The Baltic Triangle. Approximately a 10 minute walk to both Liverpool One and Albert Dock.

Lower Ground Floor

Communal Lounge, Gym Area, Laundrette

Ground Floor

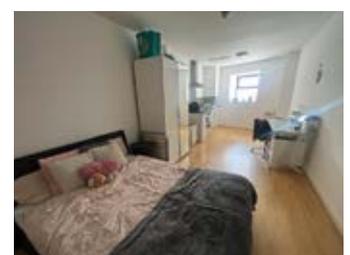
Communal Entrance Hall
Flat Open Plan Bedroom/Living Room/Kitchen, Shower Room/WC

EPC Rating

TBC

Council Tax Band

A



LOT

17

Apartment 9, 55 Sandown Road, Wavertree, Liverpool L15 4JA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bed first floor self-contained flat, benefiting from double glazing, electric heating, communal gardens and parking. The property would be suitable for investment purposes with a potential rental income of £700 per calendar month.

Situated

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

Ground Floor

Main Entrance Hallway

Note

Please note the completion date for this property is 22nd March 2024.

First Floor

Flat Hall, Open Plan Lounge/
Kitchen, two Bedrooms (one with en-suite shower room/WC), Bathroom/WC.

Outside

Communal parking and gardens.

EPC Rating

C

Council Tax Band

B



LOT

18

Freehold Ground Rent Investments in Southport PR8 2LF

GUIDE PRICE **NIL-RESERVE***

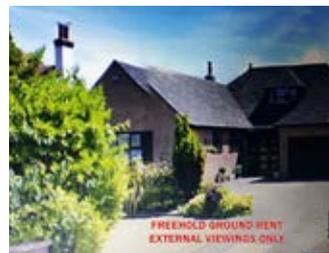
GROUND RENTS

Description

A freehold portfolio of freehold ground rents secured upon seven x separate period-style family homes in a number of popular residential roads in the Birkdale, Southport area. The portfolio addresses are: **10 Sandringham Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £25 per annum. **12 Sandringham Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £25 per annum. (The leasehold vacant possession interest to this property sold for £1,100,000 on 7th July 2015 – Source from RightMove). **17 Sandringham Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £12.50 per annum. **7 Lancaster Road, Southport, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £15 per annum. **45 Lancaster Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £19 per annum. **32b Grosvenor Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £25 per annum. **34 Grosvenor Road, Birkdale, PR8** which is let on a 999 year ground lease believed to be producing an income of approximately £9 per annum. The leasehold tenants are responsible for all repairs, decorations, outgoings and for placing and paying for the buildings insurance.

Situated

Lancaster Road, Sandringham Road and Grosvenor Road are all situated off Waterloo Road (the A565) in a popular and well established residential location close to local amenities,



transport links, Birkdale village and the Royal Birkdale Golf Club.

LOT
19

ON BEHALF OF RECEIVERS

373–377 East Prescot Road, Liverpool L14 2DE

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A two storey detached property providing four self-contained flats with two separate front entrances and staff accommodation which could be utilised as a studio flat. The property is in good condition benefiting from double glazing, central heating and rear shared garden. When fully let the potential rental income is approximately £35,000 per annum.

Situated

Set back off East Prescot Road in a popular residential location close to local amenities, schooling, transport links and Alder Hey Childrens Hospital is also within walking distance. Liverpool city centre is approximately 5 miles away.

373 and 377 East Prescot Road

Ground Floor

Main Entrance Hallway
Flat 1 Open Plan Lounge, Kitchen, Shower Room/WC, Bedroom
Staff Room Kitchen, Shower Room/WC, Office & Rear Room.

First Floor

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

375 East Prescot Road

Main Entrance Hallway,
Flat 2 Open Plan Lounge/ Kitchen, Shower Room/WC, Bedroom.

Ground floor

Main Entrance Hallway

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

First Floor

Flat 1 ShowerRoom/WC, Lounge, Kitchen, Bedroom.



Outside

Shared rear garden. On street parking

EPC Rating

TBC

Council Tax Band

TBC



LOT
20

209 Smithdown Road, Liverpool L15 2HD

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A substantial six bedroomed semi-detached property benefitting from central heating, partial double glazing and a rear garden. The property has potential to be converted into individual self-contained flats subject to gaining any necessary consents. The vendor has advised us that the property had a new roof installed in December 2022.

Situated

Fronting Smithdown Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall, WC, two Reception rooms, Dining Room, Kitchen

First Floor

Hall, three bedrooms, Shower/WC, Bathroom/WC

Second Floor

Three Bedrooms, Kitchenette.

Outside

Rear Garden

EPC Rating

E

Council Tax Band

A



LOT
21

88 Beaumont Street, Liverpool L8 0XA

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,000.00 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

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

Joint Agent

Entwistle Green



First Floor

Bathroom/WC, Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

E

Council Tax Band

A



LOT
22

49 Seaforth Road, Liverpool L21 3TX

GUIDE PRICE **£75,000+***

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

EPC Rating

Shop B. Flat G

Council Tax Band

Flat A

First Floor

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

Second Floor

Bedroom, Kitchen/Lounge

Outside

Rear Yard



LOT
23

22 Liversidge Road, Birkenhead, Merseyside CH42 0LS

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A good sized three storey plus cellar four bedroomed semi-detached property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum to a long standing tenant.

Situated

Off Derby Road which in turn is off Whetstone Lane (B5148) in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

Cellar

Storage.

EPC Rating

E

Ground Floor

Hall, Lounge, Kitchen/Dining room.

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC.

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.

Second Floor

Two Further Bedrooms

Outside

Yard to the rear.



LOT
24

24 Earp Street, Liverpool L19 1RT

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced property. Following a scheme of refurbishment works, the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Seddon Road in a popular and well established residential area close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

TBA.

Council Tax Band

A



LOT
25

Land at Sidney Road, Birkenhead, Merseyside CH42 5LZ

GUIDE PRICE **£55,000+***

LAND

Description

A plot of land offered with the benefit of full Planning Permission for the erection of a block of five apartments, (two × one bed and three × two bed) with associated parking. Planning Reference 2APP/22/00514. We believe all main services are available however potential purchasers should make their own enquiries.

Situated

Fronting Sidney Road on the corner of Holly Grove in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

EPC Rating

N/A

Council Tax Band

N/A



LOT
26

106 High Street, Wavertree, Liverpool L15 8JS

GUIDE PRICE **£100,000+***

MIXED USE

Description

A mixed use investment opportunity comprising a ground floor retail unit which has been a Chinese Takeaway for many years, together with a two bedroomed self-contained flat above accessed via the shop or via the rear entrance. The ground floor has until recently traded as 'Hoho' Chinese takeaway and will be sold with all the fixtures and fittings, ready for continued use and benefiting from electric roller shutters. The flat is in need of repair and modernisation and benefits from double glazing and electric heating. Once refurbished the potential rental income is approximately £16,000 per annum.

Situated

Fronting Wavertree High Street near Picton clock in a very popular and well established residential location within close proximity to local amenities, Schooling and transport links. Liverpool city Centre is approximately 5 miles.

Basement

Not inspected

Ground Floor

Shop Main sales area, Kitchen/ Prep Room, Store Room with sink, WC, Rear Store Room, Kitchen Area.

First Floor

Flat Lounge, Kitchen, Bathroom/ WC, Separate WC

Second Floor

Two Bedrooms

Outside

Yard to Rear.



EPC Rating

Shop D. Flat G.

Council Tax Band

A



LOT
27

77 Caldy Road, Liverpool L9 4RZ

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached property converted to provide two self-contained flats (one x one bedroom and one x two bedroom) benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancies at a rental of £13,320 per annum.

Situated

Off Warbreck Moor in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Main entrance hallway

Flat 77a Lounge, Kitchen/Dining room, Bedroom, Bathroom/WC.

First Floor

Flat 77b Lounge, Kitchen/Dining room, two Bedrooms, Bathroom/WC.

Outside

Communal garden.

Council Tax Band

A

EPC Rating

D



LOT
28

38a Knight Street, Liverpool L1 9DT

GUIDE PRICE **£255,000+***

RESIDENTIAL INVESTMENT

Description

A converted two bedroom terraced house benefiting from double glazing and central heating. The property is currently being utilised on a short term let basis via air B&B at £4,000 per month and would be suitable for continued rental use subject to any necessary consents.

Situated

Off Berry Street (A5038) in a popular and well established central location within the heart of Liverpools Georgian Quarter and close to local amenities, Liverpool One and the City of Liverpool College.

Ground Floor

Open Plan Living Room/Kitchen

Joint Agent

Entwistle Green

First Floor

One Bedroom, Bathroom/WC



Second Floor

Converted Loft Bedroom, Ensuite Bathroom/WC

EPC Rating

TBC

Council Tax Band

B



LOT
29

11 Blackburne Place, Liverpool L8 7PE

GUIDE PRICE **£255,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed coach house situated in the Georgian Quarter of Liverpool city centre, benefiting from double glazing and central heating. The property is currently being utilised on a short term let basis via air B&B at £4,000 per month and would be suitable for continued rental use subject to any necessary consents.

Situated

In the popular Georgian Quarter in Liverpool city centre close to local amenities, Universities and transport links.

Ground Floor

Hall, Open Plan Lounge/Kitchen, WC.

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC.

Outside

Rear Yard.

EPC Rating

D

Council Tax Band

C



LOT
30

16 Heswall Road, Liverpool L9 4SE

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached property converted to provide two self-contained flats (one x one bedroom and one x two bedroom) benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancies at a rental of £9,480 per annum.

Situated

Off Warbreck Moor in a popular and well established residential location close to local amenities and transport links.

Ground Floor

Main entrance hallway
Flat 16A Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor

Flat 16B Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside

Communal garden.

Council Tax Band

A

EPC Rating

Flat A D. Flat B C



LOT
31

24 Esher Close, Wirral, Merseyside CH62 1EY

GUIDE PRICE **£75,000+***

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
32

65 Hollow Croft, Liverpool L28 4EB

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Haswell Drive 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

Porch Entrance, Lounge, Kitchen/Dining Room

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Driveway, gardens front and rear

EPC Rating

TBA

Council Tax Band

A



LOT
33

4 Pym Street, Liverpool L4 5TH

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off County Road 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.

Cellar

Not Inspected

Outside

Yard to Rear

Ground Floor

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

EPC Rating

TBC

Council Tax Band

A

First Floor

Three Bedrooms, Shower Room/WC

Second Floor

Attic Bedroom Above



LOT
34

Apartment 12, Argyle Court, 24 Argyle Street, Liverpool L1 5DL

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A second floor two bedroom city centre apartment benefiting from double glazing, electric heating, intercom system, lift access and an allocated parking space. The property is in good order and ready for immediate occupation or investment purposes with a potential income of approximately £13,200 per annum.

Situated

Fronting Argyle Street in the heart of the city centre and within walking distance to Liverpool One shops, bars, restaurants and Liverpool One Bus Station.

Ground Floor

Communal Entrance Hall, Lift Access

Council Tax Band

C

Joint Agent

Sid Vance

Second Floor

Flat Hall, Open Plan Living Room/Diner/Kitchen, Bathroom/WC, two Bedrooms (one with ensuite Shower/WC)



Outside

Allocated Parking Space.

EPC Rating

C



LOT
35

59 Laburnum Road, Fairfield, Liverpool L7 0HT

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A five bed semi-detached house benefitting from double glazing and central heating and previously let as a HMO to 5 nurses. The property is now vacant and is in good condition ready for immediate let with a potential rental income of approximately £30,000 per annum. Please note the sale will include all fixtures and fittings and white goods. There is potential to convert to six letting rooms, subject to any consents.

Situated

Off Prescot 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, one 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
36

Flats 1 & 2, 369 Westminster Road, Liverpool L4 3TF

GUIDE PRICE **£67,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to comprise two self-contained and separately accessed flats, one x one bed roomed and one x two bed roomed. The property benefits from double glazing and central heating. Both flats are currently let by way of Assured Shorthold Tenancies producing a total rental income of £13,800 per annum.

Situated

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

Ground Floor

Flat 369 Living Room, Kitchen, Bedroom, Bathroom/WC, Cloakroom with an additional WC – please note that Sutton Kersh have not inspected this flat and details have been provided by the vendor

Second Floor

Flat 369a Two Bedrooms

Outside

Small rear yard with street access.

EPC Rating

Flat 369 C. Flat 369a D.

Council Tax Band

A

Flat 369a (access at the rear of the property) Entrance Hall

First Floor

Flat 369a Open Plan Living Room/Kitchen, Bathroom/WC



LOT
37

66 Linaker Street, Southport, Merseyside PR8 5DG

GUIDE PRICE **£120,000+***

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
38

7 New Cross Street, Prescot, Merseyside L34 6JP

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

Off Cross Street which is in turn off Grosvenor Road in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 12 miles away.

Ground Floor

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

Tenure

Leasehold

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
39

Apt 34 Byles Street, Liverpool L8 4PW

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor two bedroom self-contained flat benefiting from double glazing, central heating, a driveway and communal gardens. The property is let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,000 per annum.

Situated

Off Park Road (A561) in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main entrance. Hallway.
Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside

Driveway, Communal Gardens.

EPC Rating

C

Council Tax Band

A



LOT
40

198 Rice Lane, Liverpool L9 1DJ

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide two x two bed roomed flats benefitting from double glazing and electric heating. The property is currently fully let producing a rental income of £12,000 per annum.

Situated

Fronting Rice Lane in a popular and well-established residential location close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Main entrance hallway
Flat B Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

First Floor

Flat A Hall, Lounge, Kitchen, Bathroom/WC

Second Floor

Two Bedrooms.

Council Tax Band

198A A. 198B A

EPC Rating

198A D. 198B TBC



LOT
41

Apt 36 Byles Street, Liverpool L8 4PW

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A first floor two bedroom self-contained flat benefiting from double glazing, central heating, a driveway and communal gardens. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £8,400 per annum.

Situated

Off Park Road (A561) in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance, Hallway.

First Floor

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

Outside

Driveway, Communal Gardens

EPC Rating

C

Council Tax Band

A



LOT
42

Flat 85 Unity Building, 3 Rumford Place, Liverpool L3 9BZ

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A vacant 7th floor one bedroomed city centre apartment. The property benefits from double glazing, electric heating, balcony, lift access, intercom system, reception desk and residents gym. The apartment is ready for immediate occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Chapel Street (A5046) in the heart of the city centre within walking distance to Moorfields Train Station, Liverpool One, the Albert Dock and city centre amenities.

Ground Floor

Communal Entrance Hall with Reception Desk, Lift Access

Seventh Floor

Flat Hall, Bathroom/WC, Bedroom, Open Plan Kitchen/Diner/Living Room with access to Balcony
Communal Gym

EPC Rating

D

Council Tax Band

C



LOT
43

98 Acanthus Road, Old Swan, Liverpool L13 3DZ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bed mid town house benefiting from double glazing, central heating and front and rear gardens. Following minor cosmetic work the property would be suitable for occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

Situated

Off Derby Lane and Queens Drive in the heart of Old Swan and within close proximity to schooling, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Three Bedrooms

Outside

Front and Rear Gardens

EPC Rating

D

Council Tax Band

A



LOT
44

8 Lynmouth Road, Aigburth, Liverpool L17 6AN

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A good sized four bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens. The property further benefits from a loft room, a garage to the front of the property. Externally there is a driveway allowing access to the garage and well maintained front and rear gardens. The property is a blank canvas ready to put your own stamp on and once upgraded and modernised would make an excellent family home.

Situated

Off Aigburth Road in a very popular and well established residential location in South Liverpool close to local amenities and Aigburth Vale with good transport links and is within catchment to popular schools, Sefton Park, Lark Lane, Otterspool Promenade and approximately 5 miles south of Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Breakfast Room/Kitchen, Utility Room, WC.

Outside

Front and Rear Gardens, Driveway, Garage.

EPC Rating

D

Council Tax Band

D

First Floor

Four Bedrooms, Bathroom/WC.

Attic Room

Sutton Kersh have not internally inspected this room.



Joint Agent

Entwistle Green



LOT
45

ON BEHALF OF A HOUSING ASSOCIATION

38 Oaklands Drive, Carlisle CA2 4NH

GUIDE PRICE **£59,500+***

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

Note

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

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Gardens to the front and rear

EPC Rating

F

Council Tax Band

A



LOT
46

ON BEHALF OF A HOUSING ASSOCIATION

1 Avenue South, Earl Shilton, Leicester LE9 7AB

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, front, side and rear gardens and driveway for parking. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Almeys Lane which is in turn off High Street within close proximity to local amenities and transport links. Leicester city centre is approximately 9.5 miles away.

Ground Floor

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

Note

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front, side and rear, Driveway

EPC Rating

D

Council Tax Band

B



LOT
47

ON BEHALF OF A HOUSING ASSOCIATION

3 Percy Road, Carlisle CA2 6ER

GUIDE PRICE **£61,600+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated

Off Dalston Road in a popular and well established residential location close to local amenities and transport links. Carlisle city centre is approximately 1.5 miles away.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Storage

Note

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

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Gardens to the front and rear

EPC Rating

D

Council Tax Band

A



LOT
48

ON BEHALF OF A HOUSING ASSOCIATION

41 Uplands Road, Leicester LE2 6PB

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A two bedroomed semi-detached property benefiting from off road parking and rear garden. Following modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Saffron Lane within close proximity to local amenities, Schooling and approximately 3 miles from Leicester town centre.

Ground Floor

Hall, Kitchen, Lounge, WC.

Note

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

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Rear garden, Drieveway

EPC Rating

C

Council Tax Band

A



LOT
49

ON BEHALF OF A HOUSING ASSOCIATION

34 Church Street, Leigh, Lancashire WN7 1AY

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Market Street in a popular and well established residential location within walking distance to Leigh town centre amenities, shops and transport links.

Ground Floor

Hall, Living Room, Dining Room, Kitchen/Diner

First Floor

Three Bedrooms, Wetroom/WC

Second Floor

One Further Room

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

B



LOT
50

ON BEHALF OF A HOUSING ASSOCIATION

24 Mardale Road, Carlisle CA2 7DN

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced property benefiting from double glazing and central heating. Following upgrade and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Creighton Avenue in a popular and well established residential location close to local amenities and transport links. Carlisle city centre is approximately 1 mile away.

Ground Floor

Hall, Living Room, Kitchen, Utility Room

First Floor

Three Bedrooms, Bathroom, Separate WC.

Outside

Front and rear yards.

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.



LOT
51

342 Binns Road & 48 Hankinson Street, Liverpool L13 1DD

GUIDE PRICE **£475,000+**

RESIDENTIAL INVESTMENT

Description

A substantial 16 bedroomed HMO property with a potential income in excess of £70,000 per annum. The property comprises two units: 342 Binns Road which is a 7 bedroomed HMO, currently 6 of the rooms are let producing £23,700 per annum and 48 Hankinson Street which consists of a 9 bedroom HMO of which 5 are let at £23,640 per annum totalling £47,340. The property benefits from double glazing and central heating.

Situated

On the corner of Binns Road and Hankinson Street in a popular and well established residential location close to local amenities, transport links and Edge Lane retail park.

342 Binns Road Ground Floor

Main Entrance Hallway
Communal Lounge, Shower
Room/WC, Utility Room,
Kitchen, 1 Letting Room.

First Floor

Shower Room/WC, Three Letting
Rooms.

Second Floor

Three Letting Rooms, Shower
Room/WC.

Outside

Rear Yard.

48 Hankinson Street Ground Floor

Hall, Open Plan Lounge/Kitchen,
Two Letting Rooms, Bathroom/
WC.

First Floor

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



Second Floor

Three Letting Rooms, Shower
Room/WC.

Council Tax Band

342 Binns Road C.
48 Hankinson Street C.

EPC Rating

342 Binns Road TBC
48 Hankinson Street C

LOT
52

ON BEHALF OF A HOUSING ASSOCIATION

78 Norris Street, Warrington WA2 7RW

GUIDE PRICE **£88,000+***

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 Orford Avenue which is in turn off Marsh House Lane in a popular and well established residential location close to local amenities, transport links and schooling. Warrington town centre is approximately 1.5 miles away.

Ground Floor

Hall, Living Room, Dining Room,
Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E

Council Tax Band

A

SOLD PRIOR



LOT
53

ON BEHALF OF A HOUSING ASSOCIATION

20 Beta Close, Wirral, Merseyside CH62 5BY

GUIDE PRICE **£95,000+***

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
54

ON BEHALF OF A HOUSING ASSOCIATION

31 Heskin Walk, Liverpool L32 3XU

GUIDE PRICE **£100,000+***

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



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

E

Ground Floor

Workshop/Garage sales area

First Floor

Three Rooms, Kitchen, Shower room/WC.

Outside

Parking for two cars. Covered rear alley with WC.



Above and beyond



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

Hi Jess

Sorry to be a pain I'm not sure where to send this feedback.

I just wanted to highlight and feedback that the gent who showed the property to me last week, Paul, was very helpful and it was such a great experience viewing a property. I've viewed several properties recently and his level of engagement with everyone, not just myself, was above and beyond what I have experienced in the past.

I also want to feedback that you were very helpful also and made the process very smooth and easy to follow.

Both of you are exceptional employees of Sutton Kersh.

Kind regards

Hassan Majeed



Description

A commercial investment opportunity comprising a prominent parade of four retail units together with a motor repair shop, which are occupied by three tenants at present currently producing a collective income of £37,500 per annum.

Situated

Fronting Crookes Road with Turner Lane to the Rear which in turn is off A57 in a popular location close to local amenities, central hospitals, schooling and transport links.

2 Crookes Road

Ground Floor

Approximately 73sq m

First Floor

Lounge, Kitchen and Bathroom

Second Floor

Two Further rooms
Let by way of a 10 year lease commencing 2018 producing £16,000 per annum
R.V. £9,700

4 Crookes Road

Ground Floor

Approximately 34sq m

First Floor

Number of rooms

Second Floor

Attic rooms Vacant
R.V.£9,100 plus £3,550 for the rooms above and over No 8.

6 and 8 Crookes Road

Fontage Hair & Beauty Ground Floor – Approximately 88sq m
Let by way of a 10 year lease commencing 5th May 2023 producing £15,000 per annum with a break date 5th May 2028
R.V. £14,250

Garage premises at Turners Lane

Ground Floor

Approximately 83sq m



First Floor

Approximately 66sq m

Hard Standing

Approximately 170sq m
Let by way of a 10 year lease commencing 2007 producing £6,500 per annum
R.V.£6,200

EPC Rating

No.2 D. No.4 G. No.6-8 C

Joint Agent

Blundells



LOT
57

358 West Derby Road, Liverpool L13 7HQ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A double fronted three bedroom sandstone cottage benefiting from double glazing, central heating and a rear garden. Following upgrade and modernisation, the property would be suitable for occupation, resale or investment purposes.

Situated

Fronting West Derby Road, in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4.5 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall, 3 Reception Rooms, Utility Room, Kitchen

First Floor

Three Bedrooms, Shower Room/WC, Family Bathroom/WC.

Outside

Conservatory, Rear Garden.

Note

The property was previously four bedrooms however one room has been converted to provide a second bathroom which has the potential to be converted back.

EPC Rating

TBC

Council Tax Band

C



LOT
58

Flat 45, 188 Lord Street, Southport, Merseyside PR9 0QG

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A two bedroom apartment within a purpose-built block benefiting from double glazing, electric heating, secure intercome entry, lift access, balcony and an allocated parking space. The property is newly decorated in good order throughout with brand new carpets in the bedrooms and lounge and would be suitable for immediate occupation or investment purposes with a potential income in excess of £10,200 per annum.

Situated

Fronting Lord Street in a popular and well established location within walking distance to Southport local amenities and transport links.

Ground Floor

Main Entrance Hallway, Lift Access

Third Floor

Flat Hall, two Bedrooms (Main Bedroom has Ensuite Shower/WC), Bathroom/WC, Through Lounge/Kitchen

Outside

Allocated Parking, Balcony

EPC Rating

C

Council Tax Band

D



LOT
59

55 Heyes Street, Liverpool L5 6SE

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

Description

A three bedroom mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with the potential rental income in excess of £9,600 per annum.

Situated

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

Ground Floor

Vestibule, Lounge, Kitchen, Bathroom/WC

First Floor

Three Bedrooms

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



Going the extra mile



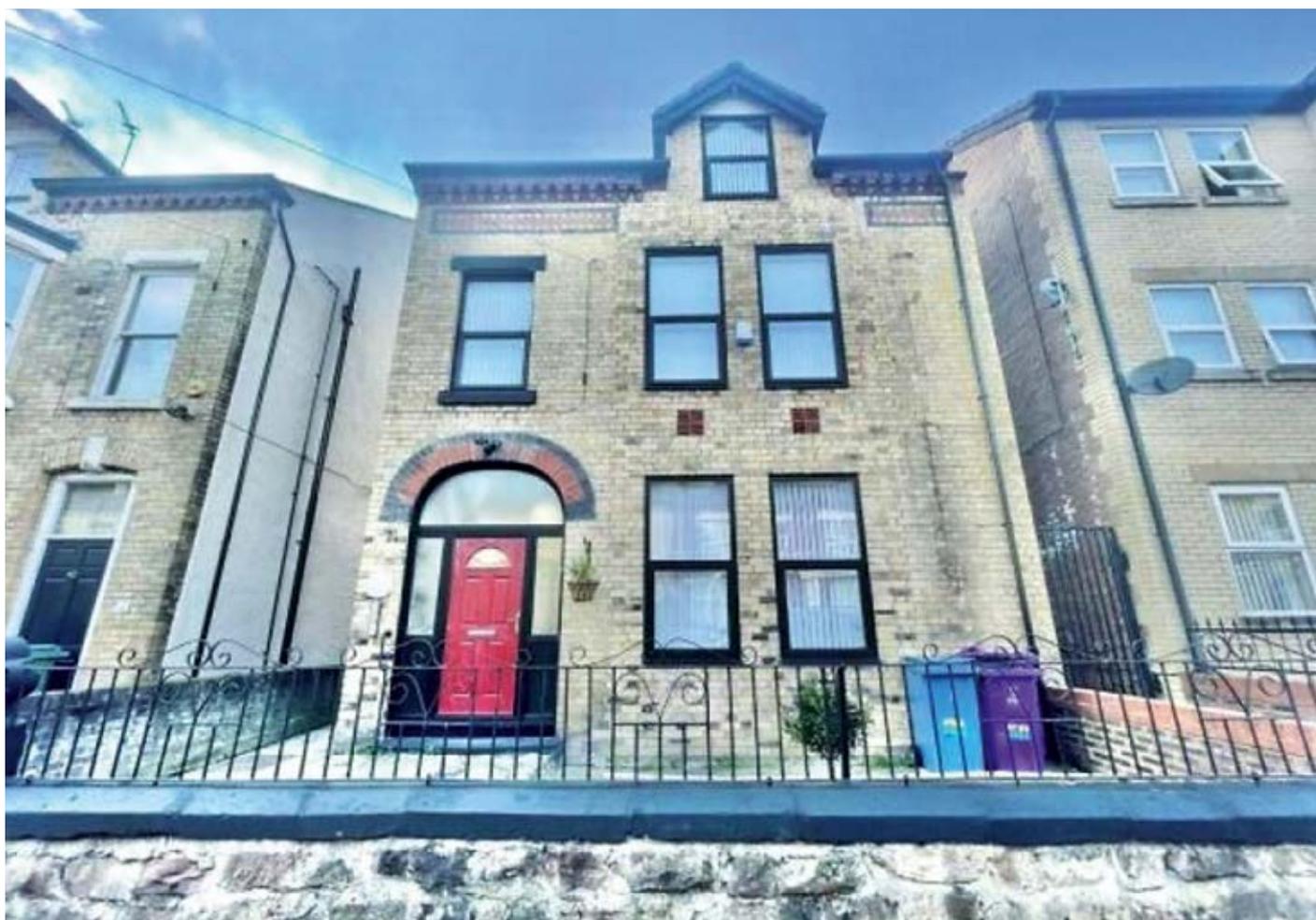
To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on
0151 207 6315

I was administering an deceased estate and was required to sell a property on behalf of multiple beneficiaries based around the UK. An added complication was that I live in Australia so obviously this posed significant difficulties in selling the property via the traditional method. The team at Sutton Kersh Auctions were excellent from start to finish. I explained the situation on the telephone to Cathy Holt, who met me at the UK property the next day and gave invaluable advice on how the auction process worked and on what a realistic sales price would be. Given that I was traveling back to Australia in a couple of days, she expedited the AML process and put me in touch with a solicitor to act on my behalf. Cathy and team were very professional, courteous and contactable - they were easy to work with and knowledgeable. In comparison to other real estate agents I have dealt with this was a pleasant surprise!

The sales process was simple and given the particular circumstances, Cathy went the extra mile to expedite the entire process on my behalf. This was my first property sale at auction and the team at Sutton Kersh provided me with everything I needed to explain the sale to the beneficiaries and answer questions when required. The house was sold at a price that each of the beneficiaries confirmed was best value to the estate - an important criteria for an Executor. Cathy kept me fully informed throughout the process and it was a pleasure to deal with her and team. I would wholeheartedly recommend Cathy Holt and Sutton Kersh if you were looking to sell a house at Auction. Thank you Cathy.

With kind regards,

Robbie Blackman



Description

A freehold substantial double fronted three storey detached house comprising six letting rooms each with their own ensuite shower/WC. The property is in very good condition and finished to a high standard benefiting from double glazing, central heating and ready for immediate investment purposes. The property would make a ideal holiday let or AirBnb investment opportunity with a potential annual rental income is approximately £39,000 per annum.

Situated

Off Croxteth Road (B5175) in a popular and well established location close to local amenities, schooling and transport links. Sefton Park and Princes Park are a short walk away. Approximately 2.7 miles from Liverpool city centre.

Ground Floor

Hallway, Cloakroom, Open Plan
Kitchen/Living Room/Dining
Room, Bedroom

Council Tax Band

A

First Floor

Three en-suite Bedrooms

Second Floor

Two en-suite bedrooms

Outside

Enclosed walled gavelled Rear
Garden, Front Yard

EPC Rating

C

LOT
61

4 Mardale Lawn, Netherley, Liverpool L27 5RT

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid town house benefitting from double glazing, central heating and front and rear gardens. Following redecoration and carpeting The property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,300 per annum.

Situated

On an estate of similar properties off Winster Drive in a popular and well-established residential area close to local amenities, schooling and transport links. Belle Vale Shopping Parade is a short distance away and The property is approximately 8 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

C

Council Tax Band

A



LOT
62

22 Adelaide Road, Kensington, Liverpool L7 8SG

GUIDE PRICE **£165,000+***

RESIDENTIAL INVESTMENT

Description

A HMO investment opportunity comprising four letting rooms and four bathrooms and benefitting from double glazing and central heating. We are advised the property is fully HMO compliant and is let to four tenants producing a rental income of £16,920 per annum. Once decorated and carpeted the potential rental income is approximately £30,000 per annum. There is also scope to convert the loft to provide another letting room.

Situated

Off Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank, and transport links. Approximately 2 miles from Liverpool city centre.

Lower Ground Floor

One Letting Room.

Outside

Yard to Rear with decked patio

Ground Floor

Main Entrance Hallway, Open Plan Communal Lounge/Kitchen, one letting room

EPC Rating

C

Council Tax Band

A

First Floor

Two letting Rooms (one with en suite), three × Shower Rooms/WC.



LOT
63

32 Hartington Road, West Derby, Liverpool L12 8QW

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A substantial semi-detached property converted to provide five self-contained flats (two × one bed roomed flats and three × studios) benefiting from double glazing and central heating. We are advised it has also had a new roof in the last 5 years. The property is fully let by way of Assured Shorthold Tenancies producing £26,500 per annum. Following modernisation the rental income could be increased to £32,000 per annum.

Situated

Between Eaton Road and Town Row in a very popular and well-established residential location within close proximity to West Derby Village, local schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 1A Lounge/Kitchen/Bedroom, Shower room/WC

First Floor

Flat 2 Lounge/Bedroom, Kitchen, Shower room/WC

Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC

Second Floor

Flat 4 Lounge/Kitchen, Shower room/WC, Bedroom.

Outside

Rear Garden. Front Garden and Driveway

EPC Rating

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



Council Tax Band

Flat 1 A. **Flat 1a** A. **Flat 2** A. **Flat 3** A. **Flat 4** A

LOT
64

11 Morecambe Street, Liverpool L6 4AU

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following redecoration the property would be suitable for investment purposes with a potential rental income of £7,800.00 per annum.

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

D

Council Tax Band

A

Joint Agent

Core Property Management



LOT
65

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
66

31 Rawcliffe Road, Liverpool L9 1AN

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A four bedroomed, three storey end-of-terrace property benefitting from double glazing and central heating. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum. There is also potential to let individually, subject to any consents with a potential income in excess of £19,760 per annum.

Situated

Off Rice Lane in a popular and well-established residential area close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Room, WC, Kitchen/Dining Room

EPC Rating

E

First Floor

Three Bedrooms (one with ensuite – shower/WC), Bathroom/WC

Council Tax Band

A

Second Floor

One Further Bedroom

Outside

Front and Rear Yard



LOT
67

Flats at 300 Old Chester Road, Birkenhead, Merseyside CH42 3XD

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A good sized double fronted two storey plus basement semi-detached property, converted to provide four flats (two × one bed & two × two bed) benefitting from double glazing and central heating. The whole property is fully let producing £22,440 per annum and would be suitable for investment purposes.

Situated

Fronting Old Chester Road in a popular and well established location close to local amenities, schooling and transport links. Approximately 1.5 miles from Birkenhead Town Hall.

Basement

Various Rooms

Outside

Yard to the Rear

Ground Floor

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

Flat 4 (via Rear Entrance) Hall, Kitchen, Bathroom/WC, two Bedrooms, Lounge

EPC Rating

Flat 1 C. Flats 2, 3 & 4 D

Council Tax Band

AA

First Floor

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

Flat 3 (via Rear Entrance) Hall, Kitchen, Bathroom/WC, two Bedrooms, Lounge

Note

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



LOT
68

75 Eccleston Street, Prescot, Merseyside L34 5QH

GUIDE PRICE **£135,000+***

COMMERCIAL INVESTMENT

Description

A two storey mixed use corner property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first floor accessed via a separate rear entrance. The property benefits from steel roller shutters and partial central heating (in the flat). The shop is currently let by way of a 10 year lease and trading as 'The Brazillian Waxing Studio' producing a rental income of £7,800 per annum. The flat is currently vacant. When fully let the potential rental income is approximately £15,600 per annum.

Situated

On the corner of Chapel Street in Prescot town centre, a popular location surrounded by local amenities and approximately 10 miles from Liverpool city centre.

Cellar

Not inspected

Outside

Yard to the rear.

Ground Floor

Shop Main Reception Area, four Beauty Rooms, WC.

EPC Rating

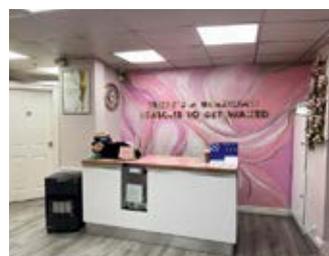
Shop TBA. Flat D

Council Tax Band

Flat A

First Floor

Flat Lounge, Kitchen/Dining Room, two Bedrooms, Shower Room/WC.



LOT
69

1 Hougoumont Grove, Liverpool L22 0LP

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

A three storey, five bedroomed end town-house benefitting from double glazing, central heating and gardens. The property is in good order throughout and following modernisation would be suitable for occupation, resale or investment purposes.

Situated

In a cul de sac off Hougoumont Avenue which in turn is off South Road in a popular and well-established residential location close to local amenities, schooling, Waterloo Train Station and within walking distance to Crosby town centre. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall, two Reception Rooms, Kitchen/ Dining Room, Utility room, Bathroom/WC

EPC Rating

D

Council Tax Band

C

First Floor

Hall, Wet Room/WC, four Bedrooms

Second Floor

One Further Bedroom

Outside

Front and Rear Gardens



LOT
70

71 Westminster Drive, Leigh, Lancashire WN7 2YS

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed town house benefitting from double glazing, central heating and front and rear gardens. The property is currently tenanted producing a rental income of £5,820.00 per annum.

Situated

Off Richmond Drive in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Bolton town centre.

Ground Floor

Lounge/Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

C

Council Tax Band

A



LOT
71

7 Duke Street, Platt Bridge, Wigan, Lancashire WN2 3TG

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently let producing a rental income of £7,020.00 per annum.

Situated

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

Ground Floor

Living Room, Lounge and Kitchen.

First Floor

Bathroom/WC, Two Bedrooms

Outside

Yard to Rear.

EPC Rating

D

Council Tax Band

A

Note

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



LOT
72

12 Wemsley Grove, Bolton BL2 2PB

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently let producing a rental income of £6,300.00 per annum.

Situated

Fronting Wemsley Grove in a popular residential location, close to local amenities, schooling and transport links.

Ground Floor

Living Room and Kitchen.

First Floor

Bathroom/WC, Two Bedrooms

Outside

Yard to Rear.

EPC Rating

E

Council Tax Band

A

Note

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



LOT
73

22 Herbert Street, Burnley, Lancashire BB11 4JX

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently let producing a rental income of £5,400.00 per annum.

Situated

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

Ground Floor

Living Room and Kitchen.

First Floor

Bathroom/WC, Two Bedrooms

Outside

Yard to Rear.

EPC Rating

C

Council Tax Band

A

Note

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



LOT
74

7 Manvers Road, Childwall, Liverpool L16 3NP

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefitting 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. Alternatively it could be let out with a potential rental income of £1,200 per annum. 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 with easy reach of local amenities and transport links and a good 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

First Floor

Three Bedrooms, Shower Room/WC

Outside

Gardens front and Rear, Driveway, Outhouse

EPC Rating

G

Council Tax Band

C

SOLD PRIOR



LOT
75

27 Woodbine Street, Liverpool L5 7RR

GUIDE PRICE **£55,000+***

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
76

39 Bardsay Road, Liverpool L4 5SG

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

TBA.

Council Tax Band

A



LOT
77

38 Lesseps Road, Liverpool L8 0RD

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached, five bedroom HMO property benefitting from double glazing and central heating. The property is currently fully let to students until the end of June 2024, producing £29,900 per annum. Please note the vendor advises that they have a HMO licence until January 23rd 2024 and which is currently in the process of being renewed.

Situated

Off Hartington Road, which in turn is off Smithdown Road (A562) in a popular and well established location close to local amenities, schooling and transport links. Approximately 1.5 miles from Liverpool city centre.

Ground Floor

Hall, one Letting Room, W/C,
Communal Living Room,
Kitchen/Dining Room

Council Tax Band

A

Joint Agent

Entwistle Green

First Floor

Four Letting Rooms (one with
ensuite), Shower/WC.



Outside

Yard to the Rear

EPC Rating

D



LOT
78

44 Cowper Street, Bootle, Merseyside L20 4RS

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

Situated

Off Knowsley Road (A566) in a popular and well established location close to local amenities, Bootle Strand Shopping facilities, bars and restaurants, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
79

56 Lower House Lane, Liverpool L11 2SQ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefiting from double glazing, central heating, gardens to the front and rear and a driveway. Following a refurbishment and modernisation the property would be suitable for occupation or investment purposes. The vendor advises the property had a complete rewire, new boiler and kitchen in 2019.

Situated

Off East Lancashire Road (A580) in a popular and well established location close to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

Council Tax Band

A

First Floor

Bathroom/WC, three Double
Bedrooms

Outside

Front & Rear Gardens, Driveway

EPC Rating

D



LOT
80

25 Church Road, Walton, Liverpool L4 5TX

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

A five bedroom substantial semi-detached property benefiting from double glazing and central heating. The property is in need of full upgrade and refurbishment scheme following which would be suitable for a number of uses including conversion to flats or multi let purposes subject to any necessary consents.

Situated

Fronting Church Road off Walton Lane in a popular and well established residential location close to local amenities, transport links, Liverpool FC & Everton FC. Approximately 4.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, three Reception
Rooms, Wetroom, Bathroom/
WC, Kitchen/Dining Room

Council Tax Band

B

Half Landing

WC, Bedroom

First Floor

Four Bedrooms

Outside

Front & Rear Gardens

EPC Rating

E



LOT
81

20 Four Acre Drive, Liverpool L21 0ES

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroom end town house benefiting from double glazing, central heating and gardens. The property is in need of upgrade and modernisation and would be suitable for occupation, re-sale or investment purposes, the potential income being in excess of £9,600 per annum.

Situated

Off Oatfield Lane in a popular and well established residential location, close to local amenities, schooling and transport links. Approximately 7.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Open Plan Lounge, Kitchen

Joint Agent

Lyons Estates



LYONS ESTATES

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front & Rear Gardens

EPC Rating

E

Council Tax Band

A



LOT
82

1 Georgian Close, Liverpool L26 9XU

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom end town house benefiting from double glazing, central heating, front and rear gardens and a garage. The property is currently let on a rolling contract producing £10,020 per annum.

Situated

Off New Hutte Lane which in turn is off Higher Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 8 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front & Rear Gardens, Garage

EPC Rating

C

Council Tax Band

B



LOT
83

Apt 44 Gilmartin Grove, Liverpool L6 1EG

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor two bedroom apartment within a purpose-built block benefiting from double glazing, electric heating, a secure intercom entry system and allocated parking. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,540 per annum.

Situated

Off Walker Street which in turn is off West Derby Road (A5049) in a popular and well established residential location close to local amenities, schooling and within walking distance to Liverpool city centre amenities and transport links.

Ground Floor

Main Entrance, Hallway.

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

Outside

Allocated Parking.

EPC Rating

C

Council Tax Band

B



LOT
84

9 The Hollies, Woolton, Liverpool L25 7AQ

GUIDE PRICE **£350,000+***

VACANT RESIDENTIAL

Description

A good sized four bedroomed detached house benefiting from double glazing, central heating, gardens to the front and rear and an integrated double garage. The property has lots of potential and following modernisation would be suitable for occupation, resale or investment purposes.

Situated

Off Kenilworth Way which is in turn off Vale Road in a sought after location close to Calderstones Park, Allerton Manor Golf Club and Allerton Road amenities. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Open Plan Living Room/
Dining Room, Kitchen/Diner,
Utility Room, WC, Conservatory,
Integrated Double Garage

EPC Rating

TBA

Council Tax Band

F

First Floor

Four Bedrooms one with En
Suite Bathroom/WC, Family
Bathroom/WC

Outside

Front and Rear Gardens,
Driveway, Shed



LOT
85

59 Wadham Road, Bootle, Merseyside L20 7DQ

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three storey five bedroomed middle terraced house benefiting from double glazing and central heating. The property has in the past been used as letting rooms and more recently a residential investment. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £12,000 per annum. Alternatively it could be utilised as an Airbnb investment opportunity subject to any consents.

Situated

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

Ground Floor

Hallway, Lounge, Dining Room, Kitchen, Utility Room, Bathroom/WC.

EPC Rating

E

Council Tax Band

A

First Floor

Three Bedrooms, Shower Room/WC.

Second Floor

Two Further Bedrooms.

Outside

Yard to the rear.



LOT
86

84 Max Road, Liverpool L14 4BJ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A vacant three bedroomed middle town house benefiting from majority double glazing, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £9,000 per annum.

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, Through Living Room/ Dining Room, Kitchen, Bathroom/WC, Lean To.

Council Tax Band

A

First Floor

Three Bedrooms.

Second Floor

Attic Room – not inspected

Outside

Rear yard, Outhouse.

EPC Rating

E



LOT
87

21 Wellfield Road, Liverpool L9 1AT

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to provide five x one bedroomed self-contained flats benefiting from majority double glazing, central heating and gardens. Four of the flats are currently let by way of Assured Shorthold tenancies at a rental of £12,000 per annum. When fully let the potential income being in excess of £15,000 per annum. The property is in need of a partial upgrade and refurbishment.

Situated

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

Ground Floor

Main entrance Hallway.

Flat 1 (Vacant) Kitchen, Lounge/Bedroom, Bathroom/WC, Conservatory, Rear garden access.

Flat 2 Kitchen, Lounge/Bedroom, Bathroom/WC, Rear garden access.

First Floor

Flat 3 Kitchen, Lounge/Bedroom, Bathroom/WC

Flat 4 Kitchen, Lounge/Bedroom, Showerroom/WC, Balcony.

Second Floor

Flat 5 Hall, Kitchen, Lounge/Bedroom, Bathroom/WC.

Outside

Front and rear gardens.

EPC Rating

Flat 1 D. **Flat 2** D. **Flat 3** E. **Flat 4** D. **Flat 5** D



Council Tax Band

A

LOT
88

Flat 9 Lance Court, 11 Lance Lane, Liverpool L15 6TS

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A purpose-built second floor two bedroom flat benefiting from double glazing, electric heating, a secure intercom entry system, communal parking and communal gardens. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Woolton Road in a very popular residential location close to Wavertree Green, local amenities, Allerton Road shops, bars and restaurants, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Second Floor

Flat Hall, Lounge, Kitchen, two Bedrooms, Shower Room/WC.

Outside

Communal Parking, Communal Gardens.

EPC Rating

D

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
89

26 Cherry Vale, Gateacre, Liverpool L25 5PX

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

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

Situated

In a cul-de-sac location off Halewood Road within close proximity to local amenities, transport links and schooling. Less than 1 mile from Woolton Village and approximately 5.5 miles from Liverpool city centre.

Ground Floor

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

Council Tax Band

C

SOLD PRIOR



First Floor

Three Bedrooms, Bathroom/WC.

Outside

Garage, Driveway, Front and
Rear Gardens.

EPC Rating

G

LOT
90

283 Twist Lane, Leigh, Lancashire WN7 4EH

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefiting from double glazing and central heating. The property is currently tenanted producing a rental income of £6,600.00 per annum.

Situated

Off Atherleigh Way in a popular and well-established residential area close to local amenities, schooling and transport links. The property is within walking distance to Parsonage Retail Park.

Ground Floor

Hall, Lounge, Kitchen/Diner

First Floor

Two Bedrooms, Bathroom/WC

Outside

Rear Garden

EPC Rating

C

Council Tax Band

A



LOT
91

13 Perry Street, Darwen, Lancashire. BB3 3DG

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/W.C.

Outside

Yard To Rear

EPC Rating

D

Council Tax Band

A



LOT
92

8 Henry Street, Tyldesley, Manchester M29 8AQ

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom terraced house benefitting from double glazing and central heating. The property is currently tenanted producing a rental income of £5,820.00 per annum.

Situated

Off Shuttle Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 5.5 miles from Bolton town centre.

Ground Floor

Lounge, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
93

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 Park 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

SOLD PRIOR



LOT
94

19 Willaston Road, Liverpool L4 6UP

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A good sized three bedroom mid terraced house benefitting from original features such as two cast iron fires & cornice, double glazing and central heating. Following redecoration and carpeting the property would be suitable for occupation or investment purposes with the potential rental income being in excess of £10,200 per annum. The vendor advises the property sits outside the Article 4 HMO zone.

Situated

Off Cherry Lane which in turn is off Walton Lane (A580) in a popular and well established location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Front Lounge, Rear Dining Room, Kitchen with french doors

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear (with roller shutter access)

EPC Rating

TBC



LOT
95

41 Andrew Street, Liverpool L4 4DS

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Hall, Lounge, Kitchen.

Note

Sutton Kersh have not inspected the property.

First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

One Further Bedroom.

Outside

Yard to the rear.

Council Tax Band

A

EPC Rating

E



LOT
96

5 Baldwin Avenue, Liverpool L16 3GD

GUIDE PRICE **£215,000+***

VACANT RESIDENTIAL

Description

A three bedroomed detached bungalow benefiting from double glazing, central heating, gardens to the front and rear, driveway and garage. Following modernisation the property would be suitable for occupation or investments purposes.

Situated

Off Chelwood Avenue which is in turn off Childwall Valley Road (the B5178) in a sought after location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5.5 miles away.

Ground Floor

Hall, Lounge/Diner, Kitchen, Three Bedrooms, Shower Room/WC

Joint Agent

Entwistle Green



Outside

Front and rear Gardens, Driveway, Garage

EPC Rating

C

Council Tax Band

D



LOT
97

7 Molineux Avenue, Liverpool L14 3LT

GUIDE PRICE **£160,000+***

VACANT COMMERCIAL

Description

A vacant double fronted semi-detached property converted to provide a Nursery. The property benefits from gardens, a secure entry system, central heating and partial double glazing. The property has planning permission to convert from commercial to a residential dwelling house. Alternatively it also has the potential for conversion to provide two self-contained flats, which has been approved in the past. Planning Ref Number: 23PR/0756

Situated

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

Ground Floor

Hall, Two Front Rooms, Kitchenette, Utility Room, WC, Kitchen

EPC Rating

E

First Floor

Three rooms, children's WC, separate WC

Outside

Gardens, Garage/Storage



LOT
98

57a New Lane, Southport, Merseyside PR9 8LN

GUIDE PRICE **£350,000–£400,000***

VACANT RESIDENTIAL

Description

A double fronted four bedroomed detached dormer bungalow sat on a good sized plot benefiting from double glazing, central heating, driveway and large rear garden with stables and entertaining bar. The property would be suitable for re development subject to gaining any necessary planning consents.

Situated

In a sought after residential semi rural location, a short distance of some incredible rural scenery, close to amenities and approximately 6 miles from Southport town centre.

Ground Floor

Hall, Two Reception rooms, Two bedrooms, Bathroom/WC, Utility & garden room

Council Tax Band

D

Upper Level

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

Outside

Gardens Front and rear, Driveway, Stables, Entertaining bar.

EPC Rating

D



LOT
99

Lurgaboy, Prescott Road, Melling, Liverpool L31 1AW

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

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 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 extends to circa 1,100sq ft. Alternatively the property would be suitable for redevelopment to a four and a half bedroom 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
100

Flat 91 Central Gardens, Benson Street, Liverpool L1 2SS

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed third floor city centre apartment benefiting from electric heating, double glazing and a car parking space. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,000 per annum.

Situated

Off Mount Pleasant in the centre of Liverpool in a popular and well-established area close to all city centre amenities and transport links. The property is approximately a 6 minute walk from Liverpool Central Station.

Ground Floor

Communal Entrance Hallway, Lift Access

Council Tax Band

A

Third Floor

Flat Hall, Bedroom, Shower Room/WC, Open Plan Living Room/Kitchen with Juliet Balcony.

Joint Agent

C&D Properties



Outside

Car Parking Space

EPC Rating

C



LOT
101

Flat 149 Central Gardens, Benson Street, Liverpool L1 2SS

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A one bedroomed fifth floor city centre flat benefitting from double glazing, electric heating and a car parking space. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £9,000 per annum.

Situated

Off Mount Pleasant in the centre of Liverpool in a popular and well-established area close to all city centre amenities and transport links. The property is approximately a 6 minute walk from Liverpool Central Station.

Ground Floor

Communal Entrance Hallway,
Lift Access

Council Tax Band

A

Fifth Floor

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

Joint Agent

C&D Properties

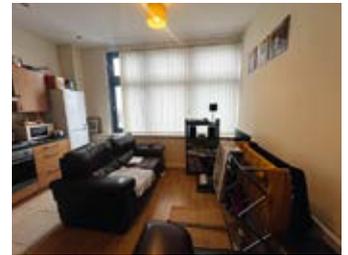


Outside

Car Parking Space

EPC Rating

C



LOT
102

Flat 4 Hollyoak Hall, 1a Blenheim Road, Liverpool L18 1EH

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A first floor duplex two bedroomed apartment benefitting from central heating, intercom system and rooftop terrace. The property is vacant and would be suitable for occupation or investment purposes with the potential rental income being approximately £10,200 per annum.

Situated

Off Smithdown Road in a popular and well-established residential area close to local amenities and a stone's throw from Allerton Road bars and restaurants, excellent schooling catchment area and good transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Communal Entrance Hall

EPC Rating

D

First Floor

Flat Hall, Open Plan Kitchen/
Diner, Bathroom/WC

Council Tax Band

B

Mezzanine Level

Bedroom

Joint Agent

Entwistle Green



Second Floor

Further Bedroom with Access to
Roof Terrace





Description

A redevelopment opportunity suitable for conversion for residential use or Budget Hotel subject to any consents. There is also possibility to add extra floors subject to gaining any necessary planning consents. Birkenhead House is a modern 1980s style office building of concrete frame construction with a flat roof. Windows are aluminium framed and double glazed throughout with feature 'north-light' windows to Second floor level at the front elevation providing excellent natural light. Accommodation is arranged over Lower Ground, Upper Ground, First and Second Floor levels with each floor being accessible via two lifts, one located at Price Street entrance and the other to the rear Market Street access. Birkenhead House comprises 23,616 sq ft (2,193 sq m). With each floor plate having the following areas: Lower Ground Floor 371m² 3997ft² Ground Floor 553m² 5956ft² First Floor 644m² 6927ft² Second Floor 436m² 4690ft² Lower Ground Floor Storage 190m² 2046ft² Servicing is to the rear of the building from Market Street, where a small car park compound can be found. It provides flexible accommodation with amenity blocks on each floor. The open floor plates provide easily divisible space. Public transport is excellent with the property being close to two Merseyrail stations, regular bus routes, Woodside Mersey Ferry terminal, the Mersey Tunnels with easy access to the national motorway network.



Situated

Birkenhead House is situated close to the heart of Birkenhead town centre and all it has to offer including the Pyramids Shopping Centre, which houses many high street brands. Regular bus services run along Argyle Street and the entrance to the Wallasey/Liverpool Kingsway Tunnel is within a 10 minute drive. The Birkenhead/Liverpool Queensway Tunnel in just a 5 minute drive. Merseyrail links via the Wirral Line, providing direct access to Liverpool city centre loop line and Lime Street main line station can be accessed via Conway Park station which is just 5 minutes walk from the building

EPC Rating

E

LOT
104

24 Ocean Road, Liverpool L21 8NH

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. Following a full scheme of refurbishment 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 5 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



SOLD PRIOR



LOT
105

103 Seaforth Road, Liverpool L21 4LA

GUIDE PRICE **£80,000+***

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



SOLD PRIOR



LOT
106

76 Birkenhead Road, Wallasey, Merseyside CH44 7BY

GUIDE PRICE **£135,000+***

DEVELOPMENT OPPORTUNITIES

Description

A re-development opportunity comprising a former dental laboratory site into 12 cottage flats with associated parking. A cleared site offered with the benefit of full planning permission to erect a two storey detached comprising ten x one bedroomed and two x two bedroomed self-contained cottage flats, together with associated services and parking. Planning Ref NO: APP/21/01816 Architects drawings are available for inspection.

Situated

Fronting Birkenhead Road (A554) on the corner of Wheatland Lane in a popular location close to local amenities. Birkenhead town centre is approximately 2 miles away.

EPC Rating

E



LOT
107

Apt 23 Colemans Building, 37 Park Road, Toxteth, Liverpool L8 6RF

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A third floor studio apartment within a converted warehouse and benefitting from double glazing, electric heating and a secure entry intercom system. There is a lift service to all floors. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £7,920 per annum.

Situated

Fronting Park Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Liverpool city centre and is a 15-minute walk to the Baltic Market.

Ground Floor

Main Entrance Hallway

Joint Agent

Atlas Estates



Third Floor

Flat Open Plan Living Room/
Kitchen/Bathroom/Bedroom

EPC Rating

E

Council Tax Band

A



LOT
108

Flat 6, 24 Linnet Lane, Liverpool L17 3BQ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A spacious two bedroomed first floor apartment within a three storey detached house and benefitting central heating, double glazing, original windows, a secure intercom system and shared parking/gardens to the front and rear. The property is ready for immediate occupation or investment purposes with a potential rental income of £11,400 per annum.

Situated

In a sought after location in South Liverpool, a stone's throw away from Sefton Park and Lark Lane Bars, Restaurants and shopping facilities. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

First Floor

Flat Hallway, Lounge, Kitchen, Bathroom/WC, two Bedrooms

Outside

Communal Gardens and Parking

EPC Rating

C

Council Tax Band

B



LOT
109

28 Pirrie Road, Liverpool L9 6AB

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced house benefitting from double glazing, central heating, front garden and large rear garden. The property is in good condition and would be suitable for occupation or investment purposes with the potential rental income being in excess of £9,000 per annum.

Situated

Off Stoppgate Lane (B5187) in a popular and well established location close to local amenities, schooling and transport links. Approximately 5.5 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC, Utility Room

Joint Agent

Entwistle Green



First Floor

Two Bedrooms

Outside

Front Garden, Large Rear Garden

EPC Rating

D

Council Tax Band

A



LOT
110

3 Upton Road, Torquay TQ1 4AG

GUIDE PRICE **£125,000–£150,000***

VACANT RESIDENTIAL

Description

A deceptively spacious three bedroom, three storey town house conveniently situated for Torquay town centre. The property offers two reception rooms and a kitchen at ground floor level, three bedrooms, bathroom and WC at first floor level and a four room unconverted cellar area at garden level with access to the rear courtyard garden and pedestrian gateway to Brunswick Terrace, offering the potential, subject to any requisite consents, for additional living accommodation or perhaps conversion into a self-contained flat.

Situated

Upton Road is conveniently situated for Torquay town centre and Upton Park, with nearby public car parking and public transport routes. Torquay offers a comprehensive range of shopping and leisure facilities, marina and sandy beaches, along with educational facilities catering for all age groups.

Ground Floor

Entrance porch, hallway with stairs to the first floor and garden floor, sitting room, dining room and kitchen.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Garden Floor

Four linked cellar rooms and access to the enclosed rear courtyard garden, with storage shed and pedestrian gateway to Brunswick Terrace.

Viewings

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

EPC Rating

D

Council Tax Band

B



LOT
111

25 Curledge Street, Paignton, Devon TQ4 5BA

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terrace property having the benefit of front and rear gardens, along with a garage and on drive parking nearby.

Ground Floor

Entrance hall, sitting room, dining room, kitchen

First Floor

Landing, three bedrooms and bathroom.

Outside

Front and rear gardens, garage and on drive parking nearby.

Viewings

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

EPC Rating

TBC

Council Tax Band

C





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

Description

A high yielding multi faceted freehold investment opportunity, comprising four flats, a ground floor retail premises, garage and additional enclosed yard space with two vacant storage facilities offering the potential for further income/potential redevelopment subject to any requisite consents. The retail unit, three flats and the garage are currently let and generating a combined income of £2,285 pcm/£27,420 pae, with flat 2 currently vacant.

Situated

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

Ground Floor

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

First Floor

Communal landing with access to the fire escape.

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

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

Second Floor

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

Third Floor

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

Outside

Fully enclosed rear courtyard with two vacant storage facilities,



WC, yard space and garage (currently let at £20 per week on an adhoc basis).

Viewings

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

EPC Rating

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

Council Tax Bands

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



LOT
114

Flat 4, 27 Thurlow Road, Torquay TQ1 3DZ

GUIDE PRICE **£50,000–£75,000***

VACANT RESIDENTIAL

Description

A one bedroom ground floor flat, comprising one of eight flats in the development, each having an equal share of the freehold and the benefit of an allocated parking space. Thurlow Road is a popular residential lettings area being conveniently placed for access to the town centre, public transport links and local shops. Flat 4 has the remainder of a 99 year lease, issued in 1981, with 57 years remaining and is therefore suitable for cash buyers only.

Situated

Thurlow Road is a well established and popular residential area, with local public transport links nearby and easy access to the town centre of Torquay. Torquay is known as the English Riviera, with sandy beaches, harbour and marina, along with a thriving town centre and leisure facilities.

Ground Floor

Communal entrance hall.
Flat 4 Entrance hall, sitting room, kitchen, bedroom and bathroom.

Outside

Allocated parking space and bin storage.

Viewings

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

EPC Rating

Expired – TBC

Council Tax Band

A



LOT
115

11 Marine Terrace, Penzance, Cornwall TR18 4DL

GUIDE PRICE **£195,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom mid terrace property, situated in a prime location directly facing the Promenade in Penzance and enjoying glorious sea views to Mounts Bay. Whilst in need of modernisation throughout, the property offers tremendous potential to create an enviable seaside home, with the potential for upwards extension into the loft space subject to any requisite consents.

Situated

Penzance is a thriving seaside town with glorious sandy beaches, Promenade and Lido, marina and mainline railway station. The town offers a wide selection of both bespoke and High Street shops and supermarkets, restaurants, bars and cafes, along with educational and recreational facilities catering for all age groups.

Ground Floor

Entrance hall, lounge/diner, rear utility hall, cloakroom and kitchen.

Promenade and a courtyard to the rear giving access to the service lane.

Viewings

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

First Floor

Landing, two double bedrooms and bathroom.

Outside

Level enclosed walled front garden leading on to the



EPC Rating

F

Council Tax Band

D

Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of an Employee of the Connells Group of companies.



Description

A five/six bedroom 1980s detached property set in a development of just twelve properties, enjoying a woodland setting, yet readily commutable to Plymouth city centre and the A38. The property offers a kitchen/breakfast room, lounge/diner with conservatory off, utility room, office/bedroom six, leisure suite with an indoor heated swimming pool, jacuzzi, sauna and showering facilities on the ground floor, with five bedrooms, two en-suites and family bathroom to the first floor. Set in a plot size of 0.38 acres with areas of lawn, a garden pond, BBQ area, a double garage and on drive parking for several vehicles. The property would now benefit from a degree of refurbishment and remedial works including upgrading of the electrical system and roofing works.

Situated

Wood Park is an exclusive development of executive/Scandinavian style houses situated adjacent to the Plymbridge Valley and woodlands, readily commutable to the A38 and Plymouth city centre, offering a wide range of educational, shopping and leisure facilities catering for all age groups.

Ground Floor

Entrance hall with steps leading down to an office/bedroom six and utility room off, cloak room, kitchen/diner with access to the courtyard, lounge/diner with conservatory off and doors to the gardens.

three further bedrooms and bathroom.

Leisure Suite

Indoor heated swimming pool and jacuzzi room with doors to the garden and the showering facilities with sauna and WC.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 477104. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

G

First Floor

Landing, master bedroom with en-suite shower room and access to the balcony, bedroom two with en-suite bathroom and stairs leading down to the leisure suite,

Outside

largely level gardens with lawns, patio seating area, BBQ area, pond, detached double garage and on drive parking for several vehicles.



LOT
117

67 Raleigh Avenue, Torquay TQ2 6DN

GUIDE PRICE **£185,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom semi-detached property having the benefit of on drive parking for two cars and a lawned rear garden, with summer house and additional outbuilding. The property has gas central heating and double glazing and is sold with a tenant in situ, on a rolling assured shorthold tenancy, with a rental income of £800pcm/£9,600pae.

Situated

Raleigh Avenue is conveniently situated in the popular Chelston area of Torquay, with public transport links into the town centre, local shopping facilities and educational facilities catering for all age groups. Further shopping and leisure facilities can be found in Torquay town centre, along with a selection of sandy beaches, marina and working harbour.

Ground Floor

Entrance hall, lounge/diner, kitchen.

First Floor

Landing, three bedrooms, bathroom and separate WC.

Outside

On drive parking for two cars, lawned rear garden with summer house and useful outbuilding.

Viewings

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

EPC Rating

C

Council Tax Band

B



LOT
118

49 Trevithick Road, Pool, Redruth, Cornwall TR15 3NW

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A two bedroom extended mid terrace property requiring modernisation, having the benefit of front and rear gardens, two reception rooms, kitchen/diner, conservatory and bathroom to the ground floor, two bedrooms to the first floor and a garage. Cash purchasers only.

Situated

Trevithick Road is conveniently situated for Morrisons supermarket, Cam Brea leisure centre, schools and colleges catering for all age groups and is readily commutable to the A30, along with the nearby towns of Redruth and Camborne, both having mainline railway stations.

Ground Floor

Entrance hall, sitting room, second reception room, kitchen/diner, conservatory and bathroom.

with Stratton Creber Redruth 01209 217201. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Landing and two bedrooms.

EPC Rating

TBC

Council Tax Band

A

Outside

Front and rear gardens and garage.

Note

The property is suitable for cash purchasers only and has a Mundic classification of C.

Viewings

Strictly by prior appointment



LOT
119

18 St. Efrides Road, Torquay TQ2 5SG

GUIDE PRICE **£175,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity to acquire a sizeable end of terrace freehold property currently arranged as a two bedroom ground floor flat, a two bedroom first floor flat having the potential, subject to any requisite consents, to convert to a three bedroom flat. Gardens to the front and side of the property and a cellar area accessed externally. The property is currently let on assured shorthold tenancies generating a combined income of £1,350pcm/£16,200pae.

Situated

St Efrides Road is situated in the heart of Torquay, within close proximity of Torre Abbey Gardens, Torquay seafront and local shops. Torquay town centre offers a wide range of shopping and leisure facilities, educational facilities catering for all age groups, working marina and sandy beaches.

Ground Floor

Communal entrance hall.
Ground Floor Flat: Entrance hall, sitting room, kitchen, two double bedrooms and bathroom.

Outside

Lawned gardens predominantly to the front and side of the property, external steps leading down to the cellar area.

First Floor

Galleried landing, sitting room, kitchen, two double bedrooms and large bathroom.

Viewings

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



EPC Ratings

Ground Floor Flat TBC. First Floor Flat TBC

Council Tax Bands

Ground Floor Flat A. First Floor Flat A

LOT
120

Lanvean, West Looe Hill, Looe, Cornwall PL13 2HJ

GUIDE PRICE **£175,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property enjoying an elevated position with a sea view, large terraced gardens with storage sheds and two parking spaces located off Downs Road and one parking space off West Looe Hill. The property offers two reception rooms, kitchen, utility room/store and a cloakroom to the ground floor, three bedrooms and family bathroom to the first floor. The property is likely to appeal to owner/occupiers and the holiday/residential lettings fraternity. Cash buyers only.

Situated

Looe is a popular holiday destination with its sandy beaches, Banjo Pier and a working harbour, along with a foot ferry giving access from West Looe to the main shopping and leisure facilities of East Looe, with a wide range of public houses, restaurants and cafes, the railway station and the A387 linking to the A38.

Ground Floor

Entrance hall, sitting room, dining room, kitchen with cloakroom and utility room/store off.

Outside

Large terraced gardens to three sides with sea views and three parking spaces.

First Floor

Landing three bedrooms and family bathroom.

Viewings

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



EPC Rating

D

Council Tax Band

A

Note

The property has been classified as Mundic assumed Grade C and is therefore deemed suitable for cash buyers only. Buyers should consult the Mundic report within the legal pack.

LOT
121

10 Flamank Park, Bodmin, Cornwall PL31 1LX

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terrace house situated on the Western side of Bodmin, having the benefit of a small front garden and an enclosed rear garden, along with on street parking in this popular residential development. The property has recently been used as a residential lettings investment, with the tenants due to vacate at the end of January and is situated in proximity of Bodmin hospital and local primary schools, with further facilities and amenities available in Bodmin town centre.

Situated

The thriving town of Bodmin has enjoyed recent regeneration to the town centre, offering a wide range of bespoke and High Street shops, supermarkets and retail parks, along with a mainline railway station at Bodmin Parkway and excellent access to both the A30 and A38 road networks.

Ground Floor

Entrance hall, sitting room, dining room, kitchen.

First Floor

Landing, three bedrooms and shower room.

Outside

Low maintenance front garden and a good sized enclosed rear garden.

Viewings

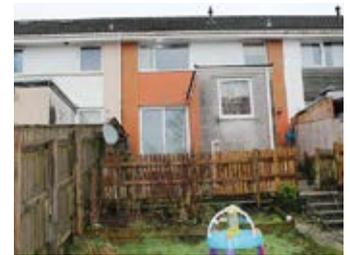
Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

A



LOT
122

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 the area. The village is readily accessible to the A30 and the 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



SOLD PRIOR

LOT
123

23a High Street, Budleigh Salterton, Devon EX9 6LD

GUIDE PRICE **£225,000+***

VACANT RESIDENTIAL

Description

A well presented refurbished spacious three bedroom Victorian maisonette situated in the ever popular and thriving seaside town of Budleigh Salterton, circa 100 metres from the beach and nature reserve in an Area of Outstanding Natural Beauty. The property has the benefit of a private entrance hall with stairs to the first floor landing, lounge/dining room, kitchen/breakfast room, utility room and bathroom to the first floor, with three bedrooms and WC to the first floor.

Situated

The ever popular seaside town of Budleigh Salterton is situated on the Jurassic coastline and is a designated site of Special Scientific Interest, with a thriving town centre offering a wide range of bespoke shops, cafes and restaurants, along with educational and recreational facilities catering for all age groups. Budleigh Salterton is readily commutable to Exeter and in turn the M5, with local bus routes to the neighbouring towns and villages and a railway link to Exeter city centre from nearby Exmouth.

Ground Floor

Private entrance hall with under stairs storage and stairs rising to the first floor.

First Floor

Landing, lounge/dining room, kitchen/breakfast room, utility room and family bathroom.

Second Floor

Landing, three bedrooms and WC.

Viewings

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



EPC Rating

D

Council Tax Band

C

Lease Details

990 years from 16 September 1982 Ground Rent £15 per annum Service Charge £125 per calendar month Insurance and maintenance of the building is shared 50/50 on an adhoc basis with the Co-Operative shop below.

LOT
124

Roscollen, Tredinnick Pits, Bodmin, Cornwall PL30 5AP

GUIDE PRICE **£425,000+***

VACANT RESIDENTIAL

Description

A four bedroom detached period property situated in the rural hamlet of Tredinnick Pits. The spacious property enjoys a tucked away location in a sheltered streamside setting with lawned gardens and parking adjacent to the property of circa 0.17 acres and a further parcel of land situated directly opposite measuring circa 0.6 acres, offering the potential for a variety of uses and possibly further development, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

Situated

Tredinnick Pits is a rural hamlet, historically forming part of the Lanhydrock Estate, whilst being readily commutable to the nearby towns of Lostwithiel, St Austell and Bodmin, offering a comprehensive selection of shopping, leisure, recreational and educational facilities catering for all age groups, along with access to the A30/A38 road network and mainline railway stations.

Ground Floor

Entrance hall, lounge with rear hallway and bathroom off, dining room and kitchen with vaulted ceiling.

First Floor

Landing, four bedrooms and shower room.

Outside

Lawned gardens and on drive parking for two cars measuring circa 0.17 acres lie adjacent to the property, with a further parcel of land directly opposite the property of circa 0.6 acres currently providing additional parking and amenity space.



Viewings

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

EPC Rating

E

Council Tax Band

D

LOT
125

Sandpiper, 28 Youngs Park Road, Paignton, Devon TQ4 6BU

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom well presented ground floor apartment with balustraded balcony overlooking Youngs Park and having the benefit of a good sized private rear garden with patio seating area and lawn, along with an allocated parking space accessed via the rear service lane. The property has the remainder of a 999 year lease which commenced in 2018 and is likely to appeal to both owner occupiers and residential/holiday lettings investors in this superb location.

Situated

Youngs Park Road enjoys a pretty setting overlooking one of Torbay's most popular leisure parks, with a boating lake, playground and crazy golf course, with nearby steam railway line, cafes and restaurants, along with access to the two glorious sandy beaches of Goodrington.

Ground Floor

Communal entrance hall.

Sandpipers

Lounge with access through to the kitchen, inner hallway, master bedroom with en-suite shower room, two further bedrooms and family shower room.

Outside

Paved patio seating area with storage shed and steps up to a lawned garden area with raised flower beds. Allocated parking space to the rear of the property which is accessible from the garden.



Viewings

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

Council Tax Band

A

EPC Rating

D

LOT
126

1 Goswela Gardens, Plymouth, Devon PL9 9JG

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house for repair/refurbishment having the benefit of an integral garage and enjoying a good sized corner plot with the potential, subject to any requisite consents, for further extension/development. Note: The property has suffered fire damage to the roof due to an electrical fault and is therefore suitable for cash purchasers only.

Situated

Goswela Gardens is a popular residential area of Plymstock, in proximity of local schools, the Broadway shopping centre and the recreational and leisure facilities of Mount Batten, Staddon Heights, the South Hams and in turn Plymouth city centre.

Ground Floor

Entrance hall, sitting room, dining room with doors to the garden and kitchen.

First Floor

Landing, three bedrooms and shower room.

Outside

Lawned gardens to the front, side and rear, integral garage and additional on drive parking.

Viewings

Strictly by prior appointment with Fulfords Plymstock 01752 447439. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

C



LOT
127

2 Church Cottages, Yealmpton, Plymouth PL8 2HA

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terraced cottage requiring refurbishment throughout situated in the highly sought after South Hams village of Yealmpton. The property offers a sitting room, kitchen and rear porch to the ground floor, two bedrooms, shower room and separate WC to the first floor and a large rear garden with views to the Church.

Situated

Yealmpton is a pretty village situated in the South Hams offering a Post Office, primary school, general store, farm shop, two public houses, health centre and dentist surgery, with further facilities and amenities in nearby Noss Mayo, Newton Ferrers and Ivybridge.

Ground Floor

Sitting room, kitchen and rear porch.

First Floor

Landing, two bedrooms, shower room and WC.

Outside

Large rear garden requiring formalisation with views over St Bartholomew's Churchyard.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.

General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

B



LOT
128

88 Drump Road, Redruth, Cornwall TR15 1PR

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terrace cottage requiring modernisation having the benefit of front and rear gardens, two reception rooms and a shower room. The property is conveniently situated for Redruth town centre, Camborne and Pool and is readily commutable to the A30/A393 road networks.

Situated

Redruth town centre offers a wide variety of shopping, leisure and educational facilities catering for all age groups, along with a mainline railway station, supermarkets and retail parks.

Ground Floor

Sitting room, dining room, kitchen and shower room.

First Floor

Landing and two bedrooms.

Outside

Small walled front garden with a good sized enclosed rear garden.

Viewings

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

EPC Rating

D

Council Tax Band

A



LOT
129

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

SOLD PRIOR



LOT
130

139 Ince Avenue, Anfield, Liverpool L4 7UT

GUIDE PRICE **£70,000+***

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

SOLD PRIOR



LOT
131

37 Dudley Road, Allerton, Liverpool L18 1ES

GUIDE PRICE **£190,000+***

VACANT RESIDENTIAL

Description

A good sized four bedroomed end-terraced property benefitting from double glazing and central heating. Following modernisation, the property would be suitable for occupation or investment purposes. Alternatively the property could be converted to provide a five/six bed HMO investment opportunity, subject to consents, with a potential rental income of approximately £30,000 per annum

Situated

Off Penny Lane in a sought after location within walking distance to Allerton Road shops, bars and restaurants as well as schooling and good transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Hallway, three Reception Rooms, Kitchen, WC

Council Tax Band

First Floor

Four Bedrooms, Bathroom/WC with a Walk-in Shower.

Outside

Yard to Rear

EPC Rating

D



SOLD PRIOR



LOT
132

ON BEHALF OF A HOUSING ASSOCIATION

16 Ridley Road, Liverpool L6 6DN

GUIDE PRICE **£75,000+***

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



SOLD PRIOR



LOT
133

26 Olney Street, Liverpool L4 5QN

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced property benefiting from majority 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 £9,000 per annum. There is potential to convert the property to a three bed house, subject to any consents

Situated

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

Cellar

Not inspected.

Ground Floor

Hallway, Through Lounge/
Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D

SOLD PRIOR



LOT
134

ON BEHALF OF A HOUSING ASSOCIATION

39 Burnside Crescent, Middleton, Manchester M24 5WN

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Windermere Road in a popular and well established residential location close to local amenities, schooling and transport links. Manchester city centre is approximately 8 miles away.

Ground Floor

Hall, Living Room, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear,
WC, Shed

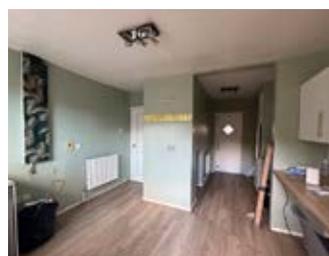
EPC Rating

B

Council Tax Band

A

SOLD PRIOR



Attention Landlords!

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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.

SPECIAL CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.

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

A2 OUR role

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

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

A2.2 OUR decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.

A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

A3.1 All bids are to be made in pounds sterling exclusive of VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).

A5.3 YOU must before leaving the AUCTION

- (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If YOU do not WE may either

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
- (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

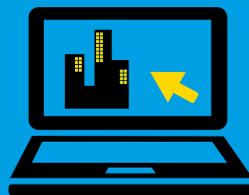
G30.3 Extra Auction Conduct Conditions

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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