

property auction

Registration closes promptly at
12pm on **Monday 9 September**
and you must be pre-registered
before this time in order to bid

Tuesday 10 September 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

2024 Auction Dates

Auction

Thursday 15th February

Thursday 4th April

Thursday 23rd May

Thursday 18th July

Tuesday 10th 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

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



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

Once again this will be a live stream only auction with Auctioneer Andrew Binstock in charge of proceedings.

With nearly 275 lots sold and £38m raised in our first four auctions of the year and the recent Bank of England interest rate reduction we are confident that the interest from investors and buyers will be as strong as ever. This catalogue offers a fantastic mix of lots guaranteed to suit all budgets and tastes. Here are just a few from the sale that we are confident will gain significant interest:

Lot 8 Land at the corner of Stillington Road and South Hill, Liverpool L8 9YG
DEVELOPMENT OPPORTUNITIES
Guide price £175,000+*

Lot 13 69/469a West Derby Road, Liverpool L6 4BN
MIXED USE **Guide price £85,000+***

Lot 14 8 Gateacre Brow, Gateacre, Liverpool L25 3PB
RESIDENTIAL INVESTMENT **Guide price £300,000+***

Lot 27 14 Blundellsands Road West, Liverpool L23 6TF
VACANT RESIDENTIAL **Guide price £550,000+***

Lot 43 32 Peel Street, Liverpool L8 3SZ
RESIDENTIAL INVESTMENT **Guide price £225,000+***

Lot 52 76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ
VACANT RESIDENTIAL **Guide price £80,000+***

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

117

 lots available

60+

vacant
residential

30+

residential
investment

2

commercial
investment

4

development
opportunities

5

mixed
use

3

land

Highlights



Land at the corner of Stillington Road and South Hill, Liverpool L8 9YG



69/469a West Derby Road, Liverpool L6 4BN



8 Gateacre Brow, Gateacre, Liverpool L25 3PB



14 Blundellsands Road West, Liverpool L23 6TF



32 Peel Street, Liverpool L8 3SZ



76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ

2024 – our year so far!



277
LOTS SOLD



£38.7m
RAISED



83%
SUCCESS

SuttonKersh

JAN

FEB

74 | **£9.57m** | **86%**
LOTS SOLD | RAISED | SUCCESS

MAR

APR

57 | **£7.84m** | **82%**
LOTS SOLD | RAISED | SUCCESS

MAY

69 | **£9.87m** | **90%**
LOTS SOLD | RAISED | SUCCESS

JUN

JUL

77 | **£11.4m** | **80%**
LOTS SOLD | RAISED | SUCCESS

AUG

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

1. A proxy/telephone/internet form must be used to submit your bid to the auctioneers 48 hours before the day of the auction. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate proxy, telephone or internet bidding form in the catalogue or on the auctioneers website and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.

Telephone bidding A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on the form submitted.

Internet bidding Upon successful registration you will be issued with a unique bidding number to access our online bidding system. If connection is made then the bidder may compete in the bidding through the bidding system. If it is impossible to obtain connection or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the internet bidder up to the maximum bid stated on the form submitted.
2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
3. All proxy, telephone or internet bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. All bidders must provide a Bank or Building Society Draft or valid debit card details to cover the sum of 10% of the maximum bid or £3,000 whichever is the greater, and the buyers administration charge, to the auctioneer 48 hours prior to the auction to validate the proxy, telephone or internet bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your bid unless we hold payment details.** Please note we do not accept cash or cheques.

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

A separate proxy, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
8. Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
9. In the case of unsuccessful bidders' deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
10. Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
11. Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
12. Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
13. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
14. The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
15. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser, we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by Credas Technologies Ltd.
16. Proxy, telephone or internet bidding forms should be sent to auctions@suttonkersh.co.uk. Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
16. Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
17. Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers.
20. Sutton Kersh hold regular property auctions throughout the year.
21. Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

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

would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

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

Buyer's Fees

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

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NO Minimum Bridge Term • 2% Arrangement Fee • Exit Fee – 1 Month Interest

Order of sale **Tuesday 10 September 2024**

For sale by public auction unless sold prior or withdrawn

1	25 Churchdown Road, Liverpool L14 7PE	£70,000+*
2	41 Clayford Crescent, Liverpool L14 1PE	£110,000+*
3	42 Munster Road, Liverpool L13 5ST	£90,000+*
4	9 Strathmore Drive, Crosby, Liverpool L23 0RA	£225,000+*
5	3 Colinton Street, Liverpool L15 4NG	£70,000+*
6	75 Blundell Road, Widnes, Cheshire WA8 8SN	£70,000+*
7	228-232 Knowsley Road, Bootle, Merseyside L20 5DG	£275,000+*
8	Land at the corner of Stillington Road & South Hill, Liverpool L8 9YG	£175,000+*
9	122 Knowsley Road, Bootle, Merseyside L20 4NR	£85,000+*
10	105/105a Colebrooke Road, Aigburth, Liverpool L17 7BZ	£135,000+*
11	171/171a Linacre Road, Liverpool L21 8JS	£85,000+*
12	56 Alstonfield Road, Liverpool L14 0PJ	£100,000+*
13	469/469a West Derby Road, Liverpool L6 4BN	£85,000+*
14	8 Gateacre Brow, Gateacre, Liverpool L25 3PB	£300,000+*
15	Apt 312, 15 Hatton Garden, Liverpool L3 2HB	£70,000+*
16	Apt 41, 15 Victoria Street, Liverpool L2 5QS	£70,000+*
17	21 Rockville Street, Birkenhead, Merseyside CH42 3XY	£90,000+*
18	50 Bebington Road, Birkenhead, Merseyside CH42 6PX	£100,000+*
19	21 Munster Road, Liverpool L13 5ST	£80,000+*
20	Land to the rear of 39 Victoria Road, Tuebrook, Liverpool L13 8AL	£65,000+*
21	16 Heswall Road, Liverpool L9 4SE	£120,000+*
22	77 Caldly Road, Liverpool L9 4RZ	£120,000+*
23	90 Cooper Street, Widnes, Cheshire WA8 6ES	£75,000+*
24	Rockvilla Hotel, 329 Old Chester Road, Birkenhead CH42 3XH	£265,000+*
25	16 Seaford Close, Lydiate, Liverpool L31 2JS	£80,000+*
26	9 Lesseps Road, Liverpool L8 ORD	£165,000+*
27	14 Blundellsands Road West, Liverpool L23 6TF	£550,000+*
28	167, 169 & 169a Picton Road/2 Eastdale Road L15 4HW	£300,000+*
29	Garage to the east of 4 Church Mount, Liverpool L7 1PD	SOLD PRIOR
30	Toffees Guest House, 56 East Parade, Rhyl, Clwyd LL18 3AW	£90,000+*
31	Anchor B&B, 40 River Street, Rhyl, Clwyd LL18 1PT	£120,000+*
32	The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT	£180,000+*
33	3 Grove Road, Liverpool L6 8NA	£150,000+*
34	8 Baron Road, Blackpool FY1 6JU	£35,000+*
35	101 Victoria Court, Southport, Merseyside PR8 2DW	£100,000+*
36	140 Cockburn Street, Liverpool L8 9TD	£75,000+*
37	Flat 3, 37 Derby Lane, Liverpool L13 6QA	£45,000+*
38	Apt 27, 3c Bridgewater Street, Liverpool L1 0AR	£25,000+*
39	88 Green Lane, Stoneycroft, Liverpool L13 7EA	£55,000+*
40	9 Haverstock Road, Liverpool L6 8PA	£100,000+*
41	9 Wyncroft Road, Widnes, Cheshire WA8 8QE	£85,000+*
42	Apt 31, Beech Rise, Roughwood Drive, Liverpool L33 8WY	£20,000+*
43	32 Peel Street, Liverpool L8 3SZ	£225,000+*
44	Apt 5, Beech Rise, Roughwood Drive, Liverpool L33 8WY	£20,000+*
45	16 Sandy Lane, Walton, Liverpool L9 9BA	£65,000+*
46	110 Breck Road, Anfield, Liverpool L4 2RD	£80,000+*
47	26 Cairo Street, Liverpool L4 3UA	SOLD PRIOR
48	42 & 42a Park Hill Road, Liverpool L8 4TF	£125,000+*
49	18 Rufford Road, Bootle, Merseyside L20 5EP	SOLD PRIOR
50	21 Shakespeare Street, Bootle, Merseyside L20 4JP	SOLD PRIOR
51	37 Westcott Road, Liverpool L4 2RE	SOLD PRIOR
52	76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ	£80,000+*
53	143 Kemble Street, Prescot, Merseyside L34 5SG	£135,000+*
54	9 Brook Road, Walton, Liverpool L9 2BE	£140,000+*
55	Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ	£15,000+*
56	65 Pirrie Road, Liverpool L9 6AA	£65,000+*
57	43 Rossett Street, Liverpool L6 4AN	£75,000+*
58	109 Pasture Avenue, Wirral, Merseyside CH46 8SQ	£80,000+*

59	8 Millgreen Close, Liverpool L12 0BB	£95,000+*
60	26 Keenan Drive, Bootle, Merseyside L20 0AL	£80,000+*
61	Flat 3, 16 Alexandra Drive, Liverpool L17 8TD	£50,000+*
62	Flat 5, 4 Alexandra Drive, Liverpool L17 8TD	£70,000+*
63	14 Bellmore Street, Garston, Liverpool L19 1QR	£85,000+*
64	30 Southport Road, Scarisbrick, Southport, Merseyside PR8 5JE	£120,000-£130,000*
65	Flat 3, 51 Wavertree Nook Road, Liverpool L15 7LF	£75,000+*
66	14 Orrell Lane, Liverpool L9 8BY	£80,000+*
67	10 Kellit Road, Liverpool L15 0ER	£80,000+*
68	28 Orleans Road, Old Swan, Liverpool L13 5XP	£65,000+*
69	42 Sandstone Road East, Liverpool L13 6QZ	£110,000+*
70	28 Long Lane, Walton, Liverpool L9 9AQ	£55,000+*
71	116 Longreach Road, Liverpool L14 0NW	£85,000+*
72	42 Brainerd Street, Liverpool L13 7EH	£90,000+*
73	24e Fairfield Crescent, Fairfield, Liverpool L6 8PJ	£150,000+*
74	5 Highfield Road, Old Swan, Liverpool L13 3BR	£135,000+*
75	38 Morecambe Street, Liverpool L6 4AX	£50,000+*
76	Unit 30 Parliament Place, 246 Upper Parliament St, Liverpool L8 7QE	£30,000+*
77	23 Snowdrop Street, Liverpool L5 7RT	£65,000+*
78	1a Diana Street, Liverpool L4 5RX	£80,000+*
79	10 Hampstead Road, Liverpool L6 8NG	£275,000+*
80	114 Alwyn Street, Aigburth, Liverpool L17 7DY	£135,000+*
81	3 Hartleys Village, Liverpool L9 7AH	£125,000+*
82	139 Brighton Street, Wallasey, Merseyside CH44 8DT	£80,000+*
83	50 Dewsbury Road, Liverpool L4 2XG	SOLD PRIOR
84	14 Ardleigh Road, Liverpool L13 2BD	£125,000+*
85	42 Parton Street, Liverpool L6 3AW	SOLD PRIOR
86	25 Eaton Road, West Derby, Liverpool L12 7JJ	SOLD PRIOR
87	15 Endsleigh Road, Old Swan, Liverpool L13 3AX	£75,000+*
88	18 Cooks Road, Crosby, Liverpool L23 2TB	SOLD PRIOR
89	11 Sandiway Avenue, Widnes, Cheshire WA8 8LE	£150,000+*
90	22 Halsbury Road, Kensington, Liverpool L6 6DQ	£90,000+*
91	2 Roby Street, Bootle, Merseyside L20 5BH	£65,000+
92	55 Brook Street, Dawlish, Devon EX7 9AE	£110,000+*
93	2 Sea View, Dobbin Lane, Trevone, Padstow, Cornwall PL28 8QP	£350,000+*
94	14 Beacon Park, Pelynt, Looe, Cornwall PL13 2PQ	£295,000+*
95	17 Marine Drive, Torpoint, Cornwall PL11 2EH	£375,000+*
96	18 South Terrace, Penzance, Cornwall TR18 4DP	£195,000+*
97	Rosedale, Valley Park Lane, Mevagissey, St. Austell PL26 6RS	£395,000+*
98	15 St. Leonards, Bodmin, Cornwall PL31 1LA	£100,000+*
99	133 Hillside Villas, Millendreath Holiday Village, Looe PL13 1PF	£90,000+*
100	21 Rundle Road, Newton Abbot, Devon TQ12 2PY	£200,000+*
101	88 Drump Road, Redruth, Cornwall TR15 1PR	SOLD PRIOR
102	2 Carn Bargus, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF	£100,000+*
103	Land at Strongmans Cottage, Ruthvoes, St. Columb TR9 6HT	£30,000+*
104	Former Chapel Grounds, Ruthvoes, St. Columb, Cornwall TR9 6HT	£15,000-£20,000*
105	Strongmans Cottage, Ruthvoes, St. Columb, Cornwall TR9 6HT	£275,000+*
106	3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ	£130,000+*
107	11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£60,000-£70,000*
108	Flat 2, 59 Embankment Road, Plymouth PL4 9HX	£75,000+*
109	4 Merrivale Close, Torquay TQ2 8PZ	SOLD stc
110	Mons Haven, Twelvewoods Place, Dobwalls, Liskeard PL14 6JW	£250,000+*
111	57 Bonville Road, Plymouth PL6 6TE	£100,000+*
112	15 Topsham Road, Exeter EX2 4EZ	SOLD PRIOR
113	1 Orchard Road, Plymouth PL2 2QX	SOLD PRIOR
114	7 Swan Court, Victoria Road, Dartmouth, Devon TQ6 9EA	£115,000+*
115	Former Public Conveniences, Bridge Road, Kingswear TQ6 0DZ	£25,000+*
116	180 Market Street, Newton-le-willows, Merseyside WA12 9DG	SOLD PRIOR
117	36 Knowsley Road, Bootle, Merseyside L20 4NL	£60,000+*

Order of sale by type

Commercial investment

- 24 Rockvilla Hotel, 329 Old Chester Road, Birkenhead CH42 3XH
39 88 Green Lane, Stoneycroft, Liverpool L13 7EA

Development opportunities

- 8 Land at the corner of Stillington Road & South Hill, Liverpool L8 9YG
20 Land to the rear of 39 Victoria Road, Tuebrook, Liverpool L13 8AL
29 Garage to the east of 4 Church Mount, Liverpool L7 1PD
82 139 Brighton Street, Wallasey, Merseyside CH44 8DT

Land

- 103 Land at Strongmans Cottage, Ruthvoes, St. Columb TR9 6HT
104 Former Chapel Grounds, Ruthvoes, St. Columb, Cornwall TR9 6HT
115 Former Public Conveniences, Bridge Road, Kingswear TQ6 0DZ

Mixed Use

- 9 122 Knowsley Road, Bootle, Merseyside L20 4NR
11 171/171a Linacre Road, Liverpool L21 8JS
13 469/469a West Derby Road, Liverpool L6 4BN
28 167, 169 & 169a Picton Road/2 Eastdale Road L15 4HW
53 143 Kemble Street, Prescot, Merseyside L34 5SG

Residential investment

- 6 75 Blundell Road, Widnes, Cheshire WA8 8SN
7 228-232 Knowsley Road, Bootle, Merseyside L20 5DG
10 105/105a Colebrooke Road, Aigburth, Liverpool L17 7BZ
14 8 Gateacre Brow, Gateacre, Liverpool L25 3PB
17 21 Rockville Street, Birkenhead, Merseyside CH42 3XY
18 50 Bebington Road, Birkenhead, Merseyside CH42 6PX
21 16 Heswall Road, Liverpool L9 4SE
22 77 Caldly Road, Liverpool L9 4RZ
33 3 Grove Road, Liverpool L6 8NA
36 140 Cockburn Street, Liverpool L8 9TD
38 Apt 27, 3c Bridgewater Street, Liverpool L1 0AR
42 Apt 31, Beech Rise, Roughwood Drive, Liverpool L33 8WY
43 32 Peel Street, Liverpool L8 3SZ
44 Apt 5, Beech Rise, Roughwood Drive, Liverpool L33 8WY
45 16 Sandy Lane, Walton, Liverpool L9 9BA
47 26 Cairo Street, Liverpool L4 3UA
48 42 & 42a Park Hill Road, Liverpool L8 4TF
49 18 Rufford Road, Bootle, Merseyside L20 5EP
50 21 Shakespeare Street, Bootle, Merseyside L20 4JP
51 37 Westcott Road, Liverpool L4 2RE
54 9 Brook Road, Walton, Liverpool L9 2BE
58 109 Pasture Avenue, Wirral, Merseyside CH46 8SQ
60 26 Keenan Drive, Bootle, Merseyside L20 0AL

- 68 28 Orleans Road, Old Swan, Liverpool L13 5XP
70 28 Long Lane, Walton, Liverpool L9 9AQ
71 116 Longreach Road, Liverpool L14 0NW
75 38 Morecambe Street, Liverpool L6 4AX
76 Unit 30 Parliament Place, 246 Upper Parliament St, Liverpool L8 7QE
77 23 Snowdrop Street, Liverpool L5 7RT
79 10 Hampstead Road, Liverpool L6 8NG
83 50 Dewsbury Road, Liverpool L4 2XG
85 42 Parton Street, Liverpool L6 3AW
108 Flat 2, 59 Embankment Road, Plymouth PL4 9HX
117 36 Knowsley Road, Bootle, Merseyside L20 4NL

Vacant commercial

- 46 110 Breck Road, Anfield, Liverpool L4 2RD
88 18 Cooks Road, Crosby, Liverpool L23 2TB

Vacant residential

- 1 25 Churchdown Road, Liverpool L14 7PE
2 41 Clayford Crescent, Liverpool L14 1PE
3 42 Munster Road, Liverpool L13 5ST
4 9 Strathmore Drive, Crosby, Liverpool L23 0RA
5 3 Colinton Street, Liverpool L15 4NG
12 56 Alstonfield Road, Liverpool L14 0PJ
15 Apt 312, 15 Hatton Garden, Liverpool L3 2HB
16 Apt 41, 15 Victoria Street, Liverpool L2 5QS
19 21 Munster Road, Liverpool L13 5ST
23 90 Cooper Street, Widnes, Cheshire WA8 6ES
25 16 Seaford Close, Lydiate, Liverpool L31 2JS
26 9 Lesseps Road, Liverpool L8 0RD
27 14 Blundellsands Road West, Liverpool L23 6TF
30 Toffees Guest House, 56 East Parade, Rhyl, Clwyd LL18 3AW
31 Anchor B&b, 40 River Street, Rhyl, Clwyd LL18 1PT
32 The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT
34 8 Baron Road, Blackpool FY1 6JU
35 101 Victoria Court, Southport, Merseyside PR8 2DW
37 Flat 3, 37 Derby Lane, Liverpool L13 6QA
40 9 Haverstock Road, Liverpool L6 8PA
41 9 Wyncroft Road, Widnes, Cheshire WA8 8QE
52 76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ
55 Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ
56 65 Pirrie Road, Liverpool L9 6AA
57 43 Rossett Street, Liverpool L6 4AN
59 8 Millgreen Close, Liverpool L12 0BB
61 Flat 3, 16 Alexandra Drive, Liverpool L17 8TD
62 Flat 5, 4 Alexandra Drive, Liverpool L17 8TD
63 14 Bellmore Street, Garston, Liverpool L19 1QR
64 30 Southport Road, Scarisbrick, Southport, Merseyside PR8 5JE
65 Flat 3, 51 Wavertree Nook Road, Liverpool L15 7LF
66 14 Orrell Lane, Liverpool L9 8BY
67 10 Kellit Road, Liverpool L15 0ER
69 42 Sandstone Road East, Liverpool L13 6QZ
72 42 Brainerd Street, Liverpool L13 7EH
73 24e Fairfield Crescent, Fairfield, Liverpool L6 8PJ
74 5 Highfield Road, Old Swan, Liverpool L13 3BR
78 1a Diana Street, Liverpool L4 5RX
80 114 Alwyn Street, Aigburth, Liverpool L17 7DY
81 3 Hartleys Village, Liverpool L9 7AH
84 14 Ardleigh Road, Liverpool L13 2BD
86 25 Eaton Road, West Derby, Liverpool L12 7JJ
87 15 Endsleigh Road, Old Swan, Liverpool L13 3AX
89 11 Sandiway Avenue, Widnes, Cheshire WA8 8LE
90 22 Halsbury Road, Kensington, Liverpool L6 6DQ
91 2 Roby Street, Bootle, Merseyside L20 5BH
92 55 Brook Street, Dawlish, Devon EX7 9AE
93 2 Sea View, Dobbins Lane, Trevone, Padstow, Cornwall PL28 8QP
94 14 Beacon Park, Pelynt, Looe, Cornwall PL13 2PQ
95 17 Marine Drive, Torpoint, Cornwall PL11 2EH
96 18 South Terrace, Penzance, Cornwall TR18 4DP
97 Rosedale, Valley Park Lane, Mevagissey, St. Austell PL26 6RS
98 15 St. Leonards, Bodmin, Cornwall PL31 1LA
99 133 Hillside Villas, Millendreath Holiday Village, Looe PL13 1PF
100 21 Rundle Road, Newton Abbot, Devon TQ12 2PY
101 88 Drump Road, Redruth, Cornwall TR15 1PR
102 2 Carn Bargas, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF
105 Strongmans Cottage, Ruthvoes, St. Columb, Cornwall TR9 6HT
106 3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ
107 11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
109 4 Merrivale Close, Torquay TQ2 8PZ
110 Mons Haven, Twelvewoods Place, Dobwalls, Liskeard PL14 6JW
111 57 Bonville Road, Plymouth PL6 6TE
112 15 Topsham Road, Exeter EX2 4EZ
113 1 Orchard Road, Plymouth PL2 2QX
114 7 Swan Court, Victoria Road, Dartmouth, Devon TQ6 9EA
116 180 Market Street, Newton-le-willows, Merseyside WA12 9DG

LOT
1

25 Churchdown Road, Liverpool L14 7PE

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced property benefitting from double glazing, central heating and gardens front and rear. Following a scheme of modernisation, the property would be suitable for occupation, re sale or investment purposes.

Situated

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

Ground Floor

Hall, Living Room, Kitchen/
Diner.

Joint Agent

Entwistle Green



First Floor

Three Bedrooms, Bathroom/WC.

Outside

Gardens Front and Rear.

EPC Rating

D

Council Tax Band

A



LOT
2

41 Clayford Crescent, Liverpool L14 1PE

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle town house benefiting from double glazing, central heating and gardens front and rear. The property has recently been refurbished throughout and is in good order. It is ready for immediate occupation or investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

Off Queens Drive in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Three Bedrooms.

Outside

Gardens Front and Rear.

EPC Rating

C

Council Tax Band

A



LOT

3

42 Munster Road, Liverpool L13 5ST

GUIDE PRICE £90,000+*

VACANT RESIDENTIAL

Description

A three bedroomed end of terraced house benefiting from double glazing and central heating. The property has recently been refurbished throughout and is in good order. It is ready for immediate occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Prescot Road in the popular and well established Old Swan District within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre

Ground Floor

Hall, Living Room, Kitchen, Bathroom/WC.

Joint Agent

Entwistle Green

**First Floor**

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT

4

9 Strathmore Drive, Crosby, Liverpool L23 0RA

GUIDE PRICE £225,000+*

VACANT RESIDENTIAL

Description

An extended three bedroomed semi-detached house benefiting from double glazing, central heating, gardens front and rear, garage and off road parking. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.

Situated

Off Myers Road East which is in turn off Liverpool Road (the A565) in a sought after and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 6.5 miles away.

Ground Floor

Porch, Hall, Lounge, Sitting Room, Dining Room, Kitchen

Joint Agent

Clive Watkin

**First Floor**

Three Bedrooms, Bathroom/WC

Outside

Gardens front and rear, Off Road Parking, Garage

EPC Rating

E

Council Tax Band

C



LOT
5

ON BEHALF OF HOUSING ASSOCIATION

3 Colinton Street, Liverpool L15 4NG

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from central heating and majority double glazing. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum. This property is suitable for cash buyers only.

Situated

Off Hey Green Road which in turn is off Picton Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen

First Floor

Bathroom/WC, Two Bedrooms

Outside

Rear Yard

EPC Rating

D

Council Tax Band

A



LOT
6

75 Blundell Road, Widnes, Cheshire WA8 8SN

GUIDE PRICE £70,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of a periodic tenancy to a long standing tenant producing a rental income of £6,900 per annum. The property has been re-roofed, insulated to the outside 100mm depth, and new windows in the last 10 to 12 years.

Situated

Off Liverpool Road (B5178) in a popular and well established residential location, close to local amenities and approximately 2 miles from Widnes town centre.

Ground Floor

Hall, Open Plan Kitchen/Dining room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway, Front and rear gardens.

Council Tax Band

A

EPC Rating

D





Description

A residential investment opportunity currently fully let producing £46,280 per annum. The property comprises two × three storey terraced properties which have been converted into two properties providing a total of seven × self-contained studio flats and one × one bedroomed flat benefiting from double glazing and central heating. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £46,260 per annum.

Situated

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

228 Knowsley Road Ground Floor

Entrance Hallway

Flat No 1 Hall, Kitchen, Lounge,
One Bedroom, Shower Room/
WC

First Floor

Studio no 2 Open Plan Living
Area/Bedroom/Kitchen, Shower
Room/WC

Studio no 3 Open Plan Living
Area/Bedroom/Kitchen, Shower
Room/WC Duplex

Studio No 4 Living Area/
Bedroom, Shower Room/WC

Second Floor

Kitchen

232 Knowsley Road

Ground Floor

Entrance Hallway

Studio no 1 Open Plan Living
Area/Bedroom/Kitchen, Shower
Room/WC

Studio no 2 Open Plan Living
Area/Bedroom/Kitchen, Shower
Room/WC

First Floor

Studio No 3 Open Plan Living
Area/Bedroom/Kitchen, Shower
Room/WC

Studio No 4 Open Plan Living
Area/Bedroom/Kitchen, Shower
Room/WC Storeroom

Outside

Yard to the rear

EPC Rating

228 Flat 1 F. Flat 2 E. Flat 3 E.

Flat 4 F.

232 Flat 1 D. Flat 2 D. Flat 3 C.

Flat 4 C

Council Tax Band

A

LOT

8

Land at the corner of Stillington Road & South Hill, Liverpool L8 9YG

GUIDE PRICE **£175,000+***

DEVELOPMENT OPPORTUNITIES

Description

A vacant plot of land which comes with the benefit of planning permission for the erection of seven apartments plus parking (six x two bedroom apartments and one x one bedroom apartments). The land is under two Titles. We believe all main services are available, however potential purchasers should make their own enquiries. Planning reference number: 24LE/1556

Situated

On the corner of Stillington Road and South Hill in a popular and well established residential location close to city centre amenities, transport links and schooling. Liverpool city centre is approximately 1.5 miles away.



LOT

9

122 Knowsley Road, Bootle, Merseyside L20 4NR

GUIDE PRICE **£85,000+***

MIXED USE

Description

A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate rear entrance. The ground floor has recently been refurbished and replastered and following floor coverings would be suitable for a number of uses, subject to any consents. The flat would be suitable for investment purposes following minor refurbishment and carpeting. The potential rental income is approximately £14,000 per annum.

Situated

Fronting Knowsley Road in a popular well-established residential area close to amenities, transport links, schooling the new Everton Football Club Stadium. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, WC

Outside

Covered Yard to Rear

First Floor

Flat Hall, Bathroom/WC, Kitchen, Lounge

EPC Rating

Shop C. Flat D

Council Tax Band

A

Second Floor

Two Bedrooms

Loft

Loft Room



LOT
10

105/105a Colebrooke Road, Aigburth, Liverpool L17 7BZ

GUIDE PRICE **£135,000+***

RESIDENTIAL INVESTMENT

Description

A three-storey dormer style end of terrace property converted to provide two self-contained flats (one × one bed and one × two bed) benefiting from double glazing, central heating and each with their own separate entrance. The property is fully let to long standing tenants by way of Assured Shorthold Tenancies producing a total income of £10,260 per annum. There is potential to increase the rental income to market value once the flats have been modernised.

Situated

Fronting Colebrooke Road and on the corner of Errol Street which in turn is off Aigburth Road in a sought after residential location within close proximity to local amenities, Lark Lane restaurants and bars, schooling, Sefton park and local transport links. Approximately 3 miles from Liverpool city centre.

Flat 105 (front entrance)

Ground Floor

Vestibule, Entrance Hallway,
Lounge, Kitchen, Bedroom,
Shower room/WC

Flat 105a (side entrance)

Ground Floor

Porch, Hall

First Floor

Lounge, Kitchen, Bedroom, WC

Second Floor

Bedroom, Bathroom/WC

Outside

Yard to the rear

EPC Rating

105 E. 105A E

Council Tax Band

A



LOT
11

171/171a Linacre Road, Liverpool L21 8JS

GUIDE PRICE **£85,000+***

MIXED USE

Description

A commercial investment property producing a rental income of £12,195 per annum. The ground floor retail unit is currently let by way of a FRI Lease until 01/10/26 trading as 'La Scala' pizzeria producing a rental income of £5,895 per annum. There is a self-contained flat to the first floor which is currently let by way of a FRI Lease until 06/08/25 producing a rental income of £6,300 per annum used for catering purposes.

Situated

Fronting Linacre Road in a popular and well established location amongst other local amenities, close to schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Kitchen,
WC.

Council Tax Band

Flat A

First Floor

Flat Lounge, Kitchen, Bedrooms,
Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

Shop C. Flat C



LOT
12

56 Alstonfield Road, Liverpool L14 0PJ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house benefiting from double glazing, central heating, a large rear garden and driveway. The property has recently been fully refurbished to include a new kitchen, bathroom and central heating. The property is in very good condition and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £11,400 per annum.

Situated

Off Aldwark Road which in turn is off Page Moss Lane in a popular and well established residential location close to local amenities, schooling with good transport links and approximately 6 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/diner, Bathroom/WC.

Council Tax Band

A

First Floor

Three Bedrooms.

Outside

Rear Garden, Driveway.

EPC Rating

D



LOT
13

469/469a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£85,000+***

MIXED USE

Description

A mixed use investment property producing a rental income of £10,260 per annum. A three storey property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the upper floors. The retail unit is currently let by way of an FRI Lease producing £4,500 per annum and trading as "Cash 4 Clothes". The flat is currently let by way of an Assured Shorthold Tenancy agreement to a long standing tenant producing a rental income of approximately £5,760 per annum.

Situated

Fronting West Derby Road in a main road position in a popular location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC.

EPC Ratings

Shop C. Flat C

First Floor

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

Council Tax Band

Flat A

Second Floor

Two Bedrooms.

Outside

Yard to the rear.





Description

A two storey, Grade II Listed 19th century semi-detached house converted to provide five self-contained flats. Two of the flats are currently let by way of Assured Shorthold Tenancy agreements, two are vacant and one is let by way of a Regulated Tenancy. The property currently produces a rental income of £16,140. Following a scheme of refurbishment and modernisation works on the vacant flats, the potential rental income when fully let is approximately £26,940 per annum. The property benefits from a large rear garden and parking for 1 car.

Situated

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

Ground Floor

Main Entrance Hallway
Flat A Lounge, Kitchen, Bedroom, Bathroom/WC
Flat B Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat C Lounge, Kitchen, Bedroom, Bathroom/WC
Flat D Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat E Lounge/Bedroom, Kitchen, Shower/wc

Outside

Large well maintained Rear Garden, Parking for 1 Car

EPC Rating

Flat A E. Flat B F. Flat C D. Flat D F. Flat E G.



Council Tax Band

Flat A C. Flat B C. Flat C B. Flat D C. Flat E A.



LOT
15

Apt 312, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A one bedroomed third floor apartment with character and unique original features, windows, electric heating and secure intercom entry system. The property will be sold with the added benefit of an allocated car parking space in the basement. The property is ideal for both investors and residential buyers suitable for immediate occupation or investment purposes with a potential income £1,000 per calendar month. Alternatively, it could be utilised as an Airbnb investment. There is a lift service to all floors.

Situated

Just off bustling Dale Street in Liverpool city centre, offering the best of city living right on your doorstep. Within short walking distance to Liverpool ONE, Albert Dock and many other city centre amenities and attractions. Hatton Garden itself is a thriving area, with a range of independent shops and cafes while being just a few streets away from some of the best restaurants and meeting places in the city.

Ground Floor

Main Entrance Hallway

Outside

Underground car parking space

Third Floor Flat

Hallway, Open Lounge/Kitchen, Bedroom, Bathroom/WC

Council Tax Band

C

EPC Rating

C



LOT
16

Apt 41, 15 Victoria Street, Liverpool L2 5QS

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A third floor one bedroomed city centre apartment benefitting from double glazing, central heating, lift access and an intercom system. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £10,800 per annum, however the property will be vacant upon completion.

Situated

Fronting Victoria Street in a popular and well-established area of Liverpool city centre within walking distance to city centre amenities and transport links.

Lower Ground Floor

Bin Store

Council Tax Band

C

Ground Floor

Communal Entrance Hall, Lift Access

Note

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

Third Floor

Flat Open Plan Living Room/ Kitchen, Bedroom with En-Suite, Bathroom/WC

Joint Agent

J&D Estates

EPC Rating

D



LOT
17

21 Rockville Street, Birkenhead, Merseyside CH42 3XY

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

Description

A five bedroomed three storey semi-detached property benefitting from double glazing, central heating and large rear garden. The property is currently let to a long standing tenant producing a rental income of £10,400 per annum.

Situated

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

Ground Floor

Vestibule, Hallway, Lounge, Rear Dining Room, Kitchen.

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC.

Second Floor

Two Further Bedrooms.

Outside

Garden To Rear.

EPC Rating

TBC



LOT
18

50 Bebington Road, Birkenhead, Merseyside CH42 6PX

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A good sized four bedroomed mid terraced property benefitting from double glazing and central heating. The property is currently let to a long standing tenant producing a rental income of £9,600 per annum.

Situated

Off Bedford Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Birkenhead Town Hall.

Ground Floor

Vestibule, Hallway, three Reception Rooms, Kitchen

First Floor

Four Bedrooms, Bathroom, separate WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

B



LOT
19

21 Munster Road, Liverpool L13 5ST

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property has recently been refurbished throughout and is in good order. It is ready for immediate occupation or investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Off Prescott Road in the popular and well established Old Swan District within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Two Bedrooms

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
20

Land to the rear of 39 Victoria Road, Tuebrook, Liverpool L13 8AL

GUIDE PRICE **£65,000+***

DEVELOPMENT OPPORTUNITIES

Description

A parcel of land benefiting from full planning permission to erect a three bed detached dwelling. Planning Ref – 21F/2183 We believe all main services are available, however purchasers should rely on their own further enquiries.

Situated

Off West Derby Road within close proximity to local amenities, Tuebrook shopping facilities, schooling, Liverpool Football Club and Newsham Park. Approximately 3 miles from Liverpool city centre.



LOT
21

16 Heswall Road, Liverpool L9 4SE

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached property converted to provide two × one bedroomed self-contained flats benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancies at a rental of £11,760 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, Bedroom, Bathroom/WC.

Outside

Communal garden.

Council Tax Bands

A

EPC Rating

Flat A D. Flat B C



LOT
22

77 Caldy Road, Liverpool L9 4RZ

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A semi-detached property converted to provide two self-contained flats (one × one bedroom and one × 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 Bands

A

EPC Ratings

D



LOT
23

90 Cooper Street, Widnes, Cheshire WA8 6ES

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefitting from double glazing and central heating. Following cosmetic work, the property would be suitable for resale or investment purposes with a potential rental income of approximately £9,000.00 per annum.

Situated

Off Albert Road which is off Peel House Lane in a popular residential location close to local amenities and transport links. Widnes town centre is approximately 1 mile away.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

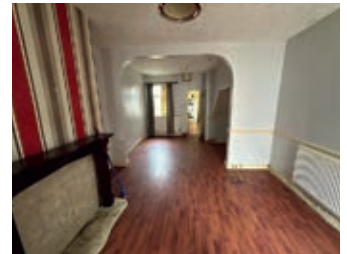
Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
24

Rockvilla Hotel, 329 Old Chester Road, Birkenhead CH42 3XH

GUIDE PRICE **£265,000+***

COMMERCIAL INVESTMENT

Description

A redevelopment opportunity comprising a ground floor public house currently let by way of a 5 year lease from 2022 producing a rental income of £18,000 per annum. To the upper floors the property benefits from full planning permission to convert and extend to the rear and alterations to convert the loft to provide six x one bedroomed self-contained apartments. The ground floor is currently let by way of a 5 year lease from 2022 at a rental income of £1,500pcm (£18,000 per annum). We are advised that the ground floor has recently been renovated to a high standard by the tenant. Once the works have been completed, the potential rental income from six x one bedroomed self-contained apartments would be approximately £39,600 per annum or alternatively they could be sold off separately. The total rental income once fully let would be approximately £58,000 per annum. Plans are available for inspection Planning ref: APP/22/00434

Situated

Fronting Old Chester Road close to its junction with Bedford Road in a popular location close to local amenities, schooling, Victoria Park and approximately 1.5 miles from Birkenhead town centre and Queensway Tunnel linking to Liverpool city centre.

Cellar

Not inspected.

First Floor

Various Rooms.

EPC Rating

C

Ground Floor

Public House

Outside

Yard to the Rear.



LOT
25

16 Seafore Close, Lydiate, Liverpool L31 2JS

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed mid-town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy to a long-standing tenant of 7 years producing a rental income of approximately £8,500 per annum. This property is suitable for cash buyers only.

Situated

On an estate of similar houses off Southport Road (A51471) within close proximity to local amenities, schooling and a short distance to Maghull Shopping Parade. Approximately 11 miles from Liverpool city centre.

Ground Floor

Hall, WC, Kitchen, Lounge with French doors, Dining Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens.

EPC Rating

D

Council Tax Band

A

Note

We are advised by the vendor that the tenant is up to date with their rent and there are no arrears.



LOT
26

9 Lesseps Road, Liverpool L8 0RD

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A good sized four bedroomed semi-detached property benefitting from double glazing and central heating. Following decoration, the property would be suitable for occupation or investment purposes. The potential rental income is approximately £14,400 per annum. Alternatively, it could be utilised as an Airbnb investment opportunity subject to any consents.

Situated

off Hartington Road which in turn is off Smithdown Road in a popular and well-established residential area within close proximity to local amenities, Sefton park, schooling and transport links. The property is approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen/Dining Room with French doors

Council Tax Band

A

First Floor

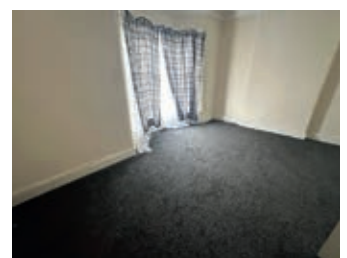
Four Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

C





Description

A fantastic and rare opportunity to acquire a substantial Grade II Listed Freehold Victorian property converted to provide three very spacious three bed self-contained flats, set back with a large front garden and off road parking for several cars. Flat 1 has its own separate front entrance and Flats 2 & 3 shared a side entrance. There is potential to convert the property to provide a fantastic single dwelling or add more self-contained flats, subject to any necessary consents. The property is full of character and benefits from most of its original features with 10 foot high ceilings and traditional architectural details. Following an upgrade and scheme of refurbishment works the flats would be suitable for occupation, resale or investment purposes. The approximate total is 5801sq ft (not including the basement)

Situated

Nestled within the picturesque and highly sought after neighbourhood in Blundellsands in a Conservation area being a stone's throw away from Crosby Beach and the award winning Antony Gormley's Iron Men. Crosby and Blundellsands Train Station and a selection of local shops are a short stroll away.

Ground Floor

Main Entrance Hallway and Basement (not inspected)
Flat 1 Hallway, Lounge, Utility Room, Kitchen, Bathroom/WC, Dining Room, three Bedrooms (197sqm)

First Floor

Flat 2 Hall, Lounge, Kitchen, Three Bedrooms, Bathroom with walk in shower/WC (170sqm)

Second Floor

Flat 3 Hall, Lounge, Kitchen, Bathroom/WC, three Bedrooms (172sqm)



Outside

Gardens to the front and side and driveway for several cars.

Council Tax Band EPC Rating

Flat 1 E. Flat 2 E. Flat 3 E



LOT
28

167, 169 & 169a Picton Road/2 Eastdale Road L15 4HW

GUIDE PRICE **£300,000+***

MIXED USE

Description

A substantial corner property comprising three ground floor retail units together with six letting rooms above and accessed via a separate side entrance. The property benefits from double glazing, central heating and electric shutters to two units. One of the shops is let by way of 5 year lease producing a rental income of £6,900 per annum, one is let by way of a rolling contract producing £5,700 per annum. The hairdressers is let at a nil rent and the tenant has the right to remain in situ for the foreseeable future. Following some refurbishment works on the residential part the potential rental income is approximately £35,000 per annum. The potential rental income when fully let is approximately £45,000 per annum.

Situated

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

Shops

167 Salon Kitchen two Store Rooms, Shared WC.

169 Main Sales Area, Rear Beauty Room, Shared WC.

169a Main Sales Area, Two Rear Rooms, WC, Store Room, Sink.

Ground, First and Second Floor

Main Entrance Hallway, Shower Room/WC, WC, Shower Room, Kitchen, four Letting Rooms

Second Floor

Two Letting Rooms.

Outside

Yard To Rear

EPC Rating

167 Picton Road D. **169** Picton Road B. **169a** Picton Road C. **2** Eastdale Road D

Council Tax Band

TBC



LOT
29

Garage to the east of 4 Church Mount, Liverpool L7 1PD

GUIDE PRICE **£35,000–£40,000***

DEVELOPMENT OPPORTUNITIES

Description

A former garage which would be suitable for various uses/potential development/conversion subject to the required consents. There is a section of land to the side (outlined in blue which is fully enclosed and only accessible from the door in the east wall of the garage) which a potential purchaser could apply for adverse possession however interested parties are to make their own further enquiries in regards to this.

Situated

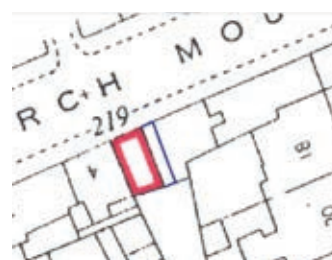
Off Marmaduke Street, which in turn is off Edges Lane in a popular and well established residential area close to local amenities, universities and approximately 2.5 miles from Liverpool city centre.

Former Garage

Not inspected.

Note

Please note Sutton Kersh have not internally inspected the property and purchasers should rely on their own enquiries.



LOT
30

Toffees Guest House, 56 East Parade, Rhyl, Clwyd LL18 3AW

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A vacant substantial three storey semi-detached property which has been previously used as a six bedroomed guest house. The property benefits from double glazing, central heating, front and rear gardens, sea views and off-road parking. Following modernisation, it would be suitable for investment purposes or for use as a family home.

Situated

Fronting East Parade facing the waterfront in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 0.5 miles from Rhyl town centre.

Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen, Bedroom with En-Suite Shower Room/WC

Outside

Front and Rear Gardens, Brick Outbuilding, Parking

First Floor

Five Bedrooms (one with En-Suite Shower Room/WC), Communal Shower Room/WC, Separate WC

EPC Rating

D

Council Tax Band

D

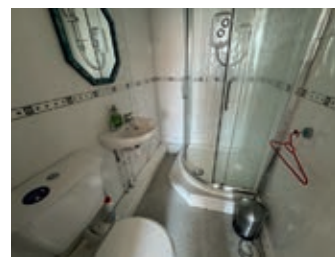
Joint Agent

Lyons Estates



Second Floor

Bedroom with En-Suite Shower Room/WC



LOT
31

Anchor B&b, 40 River Street, Rhyl, Clwyd LL18 1PT

GUIDE PRICE **£120,000+***

VACANT RESIDENTIAL

Description

A vacant semi-detached three storey property which has been previously used as an eight bedroomed guest house. The property benefits from majority double glazing and central heating and following refurbishment and modernisation would be suitable for investment purposes or potential flat conversion, subject to gaining the necessary consents.

Situated

Off West Parade in a popular and well established area within close proximity to the waterfront, local amenities and transport links.

Ground Floor

Porch, Hall, Office, Two Bedrooms both with En Suite Shower Room/WC, Living Room, Kitchen.

Outside

Rear Yard and Brick Outbuilding.

EPC Rating

TBC

First Floor

Three Bedrooms with En Suite Shower Room/WC, one Further Bedroom, Communal Bathroom/WC.

Council Tax Band

C

Joint Agent

Lyons Estates



Second Floor

Two Bedrooms with En Suite Shower/WC.



LOT
32

The Cove Guest House, 48 River Street, Rhyl, Clwyd LL18 1PT

GUIDE PRICE **£180,000+***

VACANT RESIDENTIAL

Description

A vacant three story detached property which has previously been used as a 13 bedroomed guesthouse. The property benefits from double glazing, central heating, front and rear gardens, driveway and a separate single storey annex building. Following refurbishment and modernisation the property would be suitable for investment purposes or potential flat conversion, subject to gaining any necessary consents.

Situated

Off West Parade in a popular and well established area within close proximity to the waterfront, local amenities and transport links.

Ground Floor

Porch, Hall, Bedroom, Bathroom/WC, Family Room containing two Bedrooms with En-suite shower Room/WC, Kitchen/Diner, Utility Room.

Separate Annex Ground Floor

Bedroom with En-suite shower room/WC, Family Room containing two Bedrooms with En-suite shower room/WC.

First Floor

Four Bedrooms with En-suite Shower room/WC, Store room, Communal Shower room/WC.

Outside

Front and Rear Gardens, Driveway/Parking.

Second Floor

Three Bedrooms, Separate WC, Communal Shower/WC.



Council Tax Band
B

Joint Agent
Lyons Estates



LOT
33

3 Grove Road, Liverpool L6 8NA

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A double fronted semi-detached house converted to provide three x one bedroom self-contained flats. The property benefits from central heating, double glazing, large rear garden and a driveway. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £16,080pa. When fully let the potential income is approx. £23,000pa.

Situated

Off Prescott Road in a popular residential location, close to local amenities. Liverpool city centre is approximately 3 miles away.

Ground Floor

Main Entrance Hallway

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

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

Council Tax Band

A

First Floor

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

Outside

Large Garden To Rear

EPC Rating

TBC



LOT
34

8 Baron Road, Blackpool FY1 6JU

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

Description

A two bedroom self-contained flat benefiting from double glazing, central heating and accessed via its own separate side entrance. The sale will also include a single garage. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated

Off Central Drive (A5099) in a popular residential location close to local amenities. Blackpool town centre is approximately 1.5 miles away.

Ground Floor

Entrance Hallway

Council Tax Band

A

First Floor

Flat Kitchen, Open plan lounge with stairway leading to the bathroom/WC and two bedrooms.

Outside

Garage.

EPC Rating

D



LOT
35

101 Victoria Court, Southport, Merseyside PR8 2DW

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroomed second floor flat within a purpose-built block benefiting from double glazing, central heating, secure intercom entry system, a balcony and communal parking and gardens. Following modernisation, the property would be suitable for occupation or investment purposes with the potential rental income being £10,800 per annum.

Situated

Off Canterbury Close in a popular and well-established location within close proximity to both Southport and Birkdale amenities, local transport links, popular attractions and Southport Promenade.

Ground Floor

Communal Entrance.

Council Tax Band

B

Second Floor

Hall, Lounge with balcony, Kitchen, two Bedrooms, Wet room, Separate WC

Leasehold

150 years from 29th September 1994. Ground rent is £50 per annum and service charge is £2,342.98 per annum

Outside

Communal Gardens, Off-road parking

EPC Rating

C



LOT
36

140 Cockburn Street, Liverpool L8 9TD

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed three storey dormer style end of terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy and the tenant has been in situ for 20 years. We believe the current rental income is approximately £6,000 per annum. There is potential to increase the rental income to a market rent of £850pcm following refurbishment and modernisation.

Situated

Fronting Cockburn Street just off Mill Street and Park Road in a popular residential location close to local amenities, schooling and good transport links. Liverpool city centre is approximately 2 miles away.

Ground Floor

Lounge/Dining Room, Kitchen

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

EPC Rating

F

Second Floor

One further bedroom with ensuite shower/WC.

Outside

Yard to the rear



LOT
37

Flat 3, 37 Derby Lane, Liverpool L13 6QA

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

Description

A one bedroomed 1st floor flat benefitting from double glazing and central heating within a converted double fronted town house. There are communal gardens and parking. The property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

Situated

Set back off Derby Lane in a popular and well-established residential area close to local amenities, Old Swan shopping facilities, schooling and transport links. The property is approximately 4.5 miles from Liverpool city centre.

Ground Floor

Entrance Hallway

Joint Agent

Entwistle Green

First Floor

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



Outside

Communal Gardens, Parking

EPC Rating

C

Council Tax Band

A



LOT
38

Apt 27, 3c Bridgewater Street, Liverpool L1 0AR

GUIDE PRICE **£25,000+***

RESIDENTIAL INVESTMENT

Description

A fifth floor city centre studio apartment benefiting 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 £7,488 per annum.

Situated

Fronting Bridgewater 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

Council Tax Band

A

Ground Floor

Communal Entrance Hall, Lift service, Laundrette, Bike store.

Fifth Floor

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

EPC Rating

B



LOT
39

88 Green Lane, Stoneycroft, Liverpool L13 7EA

GUIDE PRICE **£55,000+***

COMMERCIAL INVESTMENT

Description

A middle terraced two storey mixed use property comprising a ground floor takeaway with accommodation to the upper floor. The whole building is let on a 25 year lease from 1st May 2003 and is currently producing a rental income of £5,880 per annum. The property benefits from electric heating and roller shutters. The property has been trading as an Indian takeaway for over 20 years with 4 years left on the lease.

Situated

Fronting Green Lane in between its junctions with Sutton Street and Brainerd Street in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 3.5 miles away.

Ground Floor

Main Takeaway Area, Kitchen,
two Storage Rooms

Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - COMMERCIAL INVESTMENT & SALES

First Floor

Bathroom/WC, Two Bedrooms,
Living Room

Outside

Yard to the rear.

EPC Rating

TBA



LOT
40

9 Haverstock Road, Liverpool L6 8PA

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced 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 potential investment income is approx. £10,500pa.

Situated

Off Elm Vale off Prescot Road in a popular residential location, close to local amenities. Liverpool city centre is approximately 3 miles away.

Ground Floor

Hallway, Lounge, Open Plan
Kitchen/Dining Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
41

9 Wyncroft Road, Widnes, Cheshire WA8 8QE

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following decoration and new carpeting the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,500 per annum.

Situated

Off Hale Road and Ditchfield Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Widnes town centre.

Ground Floor

Vestibule, Lounge, Kitchen,
Bathroom/WC.

First Floor

Three Bedrooms.

Outside

Front and Rear Gardens,
Driveway, Outhouse.

EPC Rating

TBA.

Council Tax Band

A



Description

A fifth floor one bedroom apartment benefiting from double glazing, electric heating, secure intercom system, gated car park and lift access. The property is in good condition and currently let by way of an Assured Shorthold Tenancy at £5,400.00 per annum.

Situated

Fronting Roughwood Drive in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

Ground Floor

Main Entrance hallway.

Council Tax Band

A

Fifth Floor

Flat Hall, Open Plan Lounge/
Kitchen/Diner, Bedroom,
Bathroom/WC.

EPC Rating

E

Outside

Balcony.

Note

Please note Sutton Kersh have not internally inspected the property.



Helpful and professional



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

Hi Everyone

I just wanted to let you know that we enjoyed the auction last week, it was an experience.

I also wanted to thank you all for the hard work you did in preparation for the auction, I have found everyone so helpful and very professional. And would highly recommend Sutton Kersh.

Richard and I were thrilled with the final amount offered for the house, and are over the moon!!

Kind regards

Joyce Lovatt

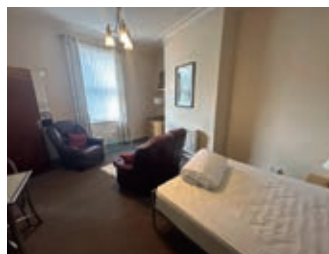


Description

A residential investment opportunity part let producing £20,800 with a potential of over £30,000 when fully let. The property comprises a three storey end of terraced property converted to provide six self-contained fully furnished flats benefiting from double glazing, central heating and secure intercom video system entry system. To the rear there is secure gated yard with parking for three cars. Four of the flats are currently tenanted by way of rolling contracts and producing a rental income of £20,800 per annum. Once fully let, the potential rental income would be in excess of £30,000 per annum. We have been advised by the vendor that the tenant of Flat 6 has given notice to vacate between 15th – 30th September 2024.

Situated

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



Ground Floor

Main Entrance Hallway, Access to Cellar.

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

Flat 2 Lounge/Bedroom, Kitchen, Bathroom/WC (vacant)

First Floor

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

Flat 4 Lounge/Bedroom, Kitchen, Bathroom/WC (vacant)

Second Floor

Flat 5 Lounge, Kitchen, Stairs to bedroom, Bathroom/WC, Utility Room.

Flat 6 Lounge/Bedroom, Kitchen, Shower Room/WC.

EPC Ratings

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

Council Tax Bands

A

Outside

Rear Yard and Secure Parking for Three Cars.

LOT
44

Apt 5, Beech Rise, Roughwood Drive, Liverpool L33 8WY

GUIDE PRICE **£20,000+***

RESIDENTIAL INVESTMENT

Description

A ground floor one bedroom apartment benefiting from double glazing, electric heating, secure intercom system, gated car park and lift access. The property is in good condition and currently let by way of an Assured Shorthold Tenancy at £5,400.00 per annum.

Situated

Fronting Roughwood Drive in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

Ground Floor

Main Entrance hallway.
Flat Hall, Open Plan Lounge/
Kitchen/Diner, Bedroom,
Bathroom/WC.

Council Tax Band

A

EPC Rating

D

Outside

Communal Parking.

Note

Please note Sutton Kersh have not internally inspected the property.



LOT
45

16 Sandy Lane, Walton, Liverpool L9 9BA

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced property benefitting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £6,300 per annum. There is potential to increase the rental income to a market value of £700pcm.

Situated

Off Long Lane in a popular residential location close to local amenities, Walton Vale Shopping, schooling and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
46

110 Breck Road, Anfield, Liverpool L4 2RD

GUIDE PRICE £80,000+*

VACANT COMMERCIAL

Description

A good sized three storey plus basement middle terraced extended property comprising a ground floor retail unit together with storage space to the upper floors. The property benefits from double glazing and electric roller shutters and would be suitable for a number of uses to include residential conversion, subject to the necessary consents.

Situated

Fronting Breck Road in a prominent busy main road position close to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Cellar

Not inspected.

Outside

Yard to the rear

Ground Floor

Large open space

EPC Rating

TBC

First Floor

Open space

Second Floor

Open space

Loft

Open space



LOT
47

ON BEHALF OF RECEIVERS

26 Cairo Street, Liverpool L4 3UA

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is tenanted however the receivers do not currently have any details of any rental income.

Situated

Off Delamore Street which in turn is off Selwyn Street 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

Hall, Living Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

SOLD PRIOR

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



LOT
48

42 & 42a Park Hill Road, Liverpool L8 4TF

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity producing £18,000 per annum. The property comprises an end of terrace converted to provide two x two bedroom self-contained flats benefiting from double glazing and central heating and each with the own separate front entrance. Both flats are currently let by the way of Assured Shorthold Tenancies producing a rental income of £18,000.00 per annum.

Situated

Fronting Parkhill Road just off Park Road in a popular residential location close to local amenities, schooling and universities approximately 1 mile from Liverpool city centre.

Ground Floor Flat

Flat 42 Lounge, Kitchen, Bathroom/WC, two Bedrooms.

EPC Rating

42 D. 42a – E

Council Tax Band

A

First Floor Flat

Ground Floor

Entrance Hallway

First Floor

Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC.

Outside

Yard To Rear.



LOT
49

ON BEHALF OF RECEIVERS

18 Rufford Road, Bootle, Merseyside L20 5EP

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from partial double glazing and central heating. The property is currently tenanted, however we are advised that the tenants have been served notice. The receivers have no details of the tenancy agreement or rental income and interested parties are advised to rely on their own enquiries.

Situated

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

Ground Floor

Through Lounge/Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the Rear

EPC Rating

E

Council Tax Band

A

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



LOT
50

ON BEHALF OF THE RECEIVERS

21 Shakespeare Street, Bootle, Merseyside L20 4JP

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is currently tenanted however the receivers do not have information on any rental income.

Situated

Off Bibby's Lane which in turn is off Marsh Lane (A5098) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 4.7 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

TBC

Council Tax Band

A

SOLD PRIOR



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

LOT
51

ON BEHALF OF RECEIVERS

37 Westcott Road, Liverpool L4 2RE

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently tenanted producing a rental income of £6,000 per annum. The receivers have no details of the tenancy agreement and interested parties are advised to rely on their own enquiries.

Situated

Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

Ground Floor

Living Room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

SOLD PRIOR



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

LOT
52

76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroom terraced property benefitting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation resale or investment purposes.

Situated

Off Wharmcliffe Road which is in turn off Derby Lane and Prescot Road in the heart of Old Swan in a popular and well established residential location, walking distance to local amenities, schooling and transport links. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

Joint Agent

Core Property



First Floor

Three Bedrooms, Shower Room/WC.

Outside

Yard to Rear.

EPC Rating

C

Council Tax Band

A



LOT
53

ON BEHALF OF RECEIVERS

143 Kemble Street, Prescot, Merseyside L34 5SG

GUIDE PRICE **£135,000+***

MIXED USE

Description

A mixed use investment property benefitting from double glazing and central heating. The property comprises a ground floor retail unit currently operating as a Clothes Donation Shop producing a rental income of £4,680 per annum along with five studio flats, accessed via a separate side entrance. We believe that four out of the five flats are currently vacant. Following refurbishment the potential income when fully let is approximately £32,000 per annum.

Situated

Off Warrington Road in Prescot town centre, a popular location surrounded by local amenities and approximately 10 miles from Liverpool city centre.

Ground Floor

Shop, WC.

Flat 1 Studio Room Kitchen

Bathroom/WC.

Flat 2 Studio Room Kitchen

Bathroom/WC.

Outside

Yard To Rear

Council Tax Band

A

First Floor

Flat 3 Studio Room Kitchen

Bathroom/WC.

Flat 4 Studio Room Kitchen

Bathroom/WC.

Flat 5 Studio Room Kitchen

Bathroom/WC.

EPC Rating

Shop TBC. Flat 1 E. Flat 2 E.

Flat 3 C. Flat 4 E. Flat 5 D



LOT
54

ON BEHALF OF RECEIVERS

9 Brook Road, Walton, Liverpool L9 2BE

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

Description

A three storey mid terraced property converted to provide five studio flats benefitting from double glazing and central heating. The property is fully tenanted producing a rental income of £22,447 per annum.

Situated

Off Rice Lane in a popular and well established residential location within close proximity to local amenities. Walton Vale shopping, schooling and good transport links approximately 4 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat 1 Studio Room Kitchen Bathroom/WC.
Flat 2 Studio Room Kitchen Bathroom/WC

EPC Rating

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

Council Tax Band

A



First Floor

Flat 3 Studio Room Kitchen Bathroom/WC.
Flat 4 Studio Room Kitchen Bathroom/WC.
Flat 5 Studio Room Kitchen Bathroom/WC

Outside

Yard To Rear

LOT
55

Flat 3 James House, 31 South Drive, Wavertree, Liverpool L15 8JJ

GUIDE PRICE **£15,000+***

VACANT RESIDENTIAL

Description

A ground floor studio within a semi-detached property benefiting from double glazing, gardens and intercom system. Following modernisation, the property would be suitable for rental purposes with a potential income in excess of £5,400 per annum.

Situated

Off North Drive, which in turn is off Mill Lane 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
Studio Vestibule, Living room, Kitchen, Bathroom/WC, Bedroom, Access to rear garden.

Outside

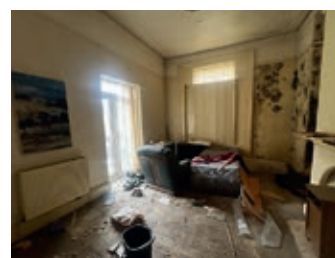
Driveway, Gardens front and rear.

EPC Rating

C

Council Tax Band

A



LOT
56

65 Pirrie Road, Liverpool L9 6AA

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Stopgate Lane which in turn is off Walton Hall Avenue in a popular residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Garden to rear

EPC Rating

D

Council Tax Band

A



LOT
57

43 Rossett Street, Liverpool L6 4AN

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of approximately £9,000 per annum.

Situated

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

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Three Bedrooms.

Outside

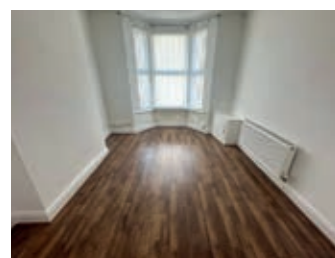
Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
58

109 Pasture Avenue, Wirral, Merseyside CH46 8SQ

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,800 per annum.

Situated

Fronting Pasture Avenue in a popular and well established residential location within easy reach of Moreton town centre amenities, close to schooling, transport links and the M53 motorway. The property is approximately 9 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens,
Driveway.

EPC Rating

D

Council Tax Band

A



LOT
59

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

8 Millgreen Close, Liverpool L12 0BB

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A two bedroomed semi-detached bungalow benefiting from double glazing, central heating, front and good sized rear gardens and a driveway. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

Situated

In a quiet cul-de-sac Off Wood Lea which in turn is off Fir Tree Drive South in a popular and well established residential location close to local amenities, schooling, Croxteth Hall & Country Park and approximately 6 miles from Liverpool city centre.

Ground Floor

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

Outside

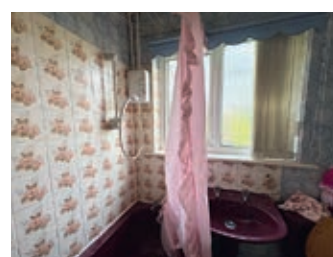
Front and rear gardens, off road
parking/lean to

EPC Rating

D

Council Tax Band

B



LOT
60

26 Keenan Drive, Bootle, Merseyside L20 0AL

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed mid-town house benefiting from double glazing, central heating, rear garden and a driveway. The property is currently let by way of a rolling contract to a long-standing tenant of 20 years producing £6,000 per annum. There is potential to increase the rental income to a market value of £800pcm.

Situated

Off Southport Road (A5038) in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 4.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Driveway, Front and Rear
Gardens

EPC Rating

TBC

Council Tax Band

A



LOT
61

Flat 3, 16 Alexandra Drive, Liverpool L17 8TD

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A ground floor self-contained studio within a converted Victorian detached house and benefiting from central heating, secure intercom entry system, original windows, high ceilings and communal gardens with off-road parking. Following cosmetic work, the property would be suitable for investment purposes with a potential income of approx £750pcm.

Situated

Off Ullet Road in a sought after and well established residential location close to local amenities and a stone's throw from Sefton Park, and the popular Lark Lane restaurants and bars. Approximately 2 miles from Liverpool city centre.

Ground Floor

Main Entrance, Hallway.

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

Outside

Communal Gardens and Parking.

EPC Rating

C

Council Tax Band

A



LOT
62

Flat 5, 4 Alexandra Drive, Liverpool L17 8TD

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A first floor one bedroomed self-contained flat within a converted Victorian Semi-detached house benefiting from central heating, secure intercom entry system, original windows and high ceilings, communal gardens and parking. The property would be suitable for occupation or investment purposes with a potential rental income of approx £9,300 per annum.

Situated

Off Ullet Road in a sought after and well established residential location close to local amenities and a stone's throw from Princes Park and Sefton Park, Lark Lane restaurants and bars. Approximately 2 miles from Liverpool city centre.

Ground Floor

Main Entrance, Hallway.

First Floor

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

Outside

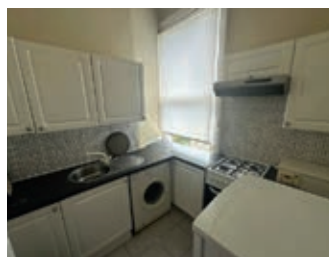
Communal Gardens.

EPC Rating

C

Council Tax Band

A



LOT
63

14 Bellmore Street, Garston, Liverpool L19 1QR

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approx £850pcm.

Situated

Off Garston Old Road in a popular residential location close to local amenities schooling and good transport links Speke Retail Park is a short distance away and Liverpool city centre is approximately 5 miles away.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

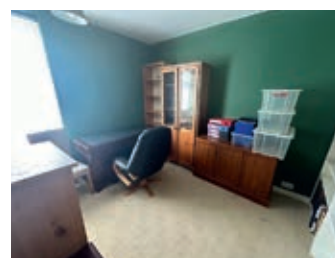
Yard To Rear.

EPC Rating

C

Council Tax Band

A



LOT
64

30 Southport Road, Scarisbrick, Southport, Merseyside PR8 5JE

GUIDE PRICE **£120,000–£130,000***

VACANT RESIDENTIAL

Description

A three bedroom detached bungalow benefitting from double glazing and central heating. Following a full upgrade and refurbishment works, the property would be suitable for occupation, resale or investment purposes. Please note this property is suitable for cash buyers only.

Situated

Fronting Southport Road (A570) in a popular well established residential location, close to local amenities and transport links. This property is approximately 3.5 miles from Southport Promenade.

Ground Floor

Hall, Three Bedrooms (one with en suite shower room/WC) Two Reception Rooms, Kitchen/Dining Room, Bathroom/WC.

Joint Agent

Entwistle Green



Outside

Driveway, Front and Rear Gardens.

EPC Rating

TBC

Council Tax Band

D



LOT
65

Flat 3, 51 Wavertree Nook Road, Liverpool L15 7LF

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A vacant ground floor one bedroomed flat within a semi-detached property benefitting from double glazing, central heating and shared yard and garden. The property has been recently refurbished throughout and is ready for immediate occupation or investment purposes with a potential rental income of approximately £7,800 per annum.

Situated

Off Heywood Road which in turn is off Queens Drive in a popular and well-established residential areas close to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

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

Outside

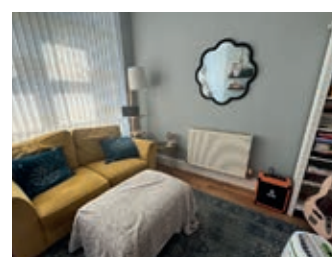
Shared Rear Yard and Garden

EPC Rating

D

Council Tax Band

A



LOT
66

14 Orrell Lane, Liverpool L9 8BY

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with the potential rental income being approximately £10,200 per annum. Suitable for cash purchasers only.

Situated

Fronting Orrell Lane which in turn is off Rice Lane in a popular and well-established areas close to local amenities, walking distance to Walton Vale Shopping facilities, schooling, Orrell Park Train Station and transport links. The property is approximately 4.5 miles from Liverpool city centre.

Basement

Not Inspected

Outside

Yard to the Rear.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen/Diner

EPC Rating

D

Half Landing

Bathroom/WC, Bedroom.

Council Tax Band

A

First Floor

Bedroom

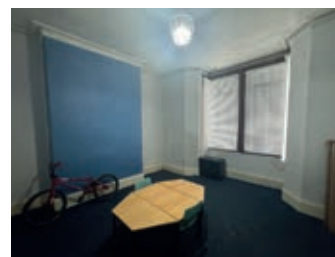
Joint Agent

Entwistle Green



Second Floor

Further Bedroom



LOT
67

10 Kellit Road, Liverpool L15 0ER

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Lawrence Road which in turn is off Gainsborough Road in a popular and well established residential location within close proximity to Picton Road and Smithdown Road amenities. Liverpool city centre is approximately 3 miles.

Ground Floor

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

First Floor

Three Bedrooms, Shower Room/WC.

Outside

Yard to Rear.

EPC Rating

D

Council Tax Band

A



LOT
68

28 Orleans Road, Old Swan, Liverpool L13 5XP

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,726 per annum. The property is let to a longstanding tenant and benefits from double glazing and central heating.

Situated

Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities and schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/
Reception Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
69

42 Sandstone Road East, Liverpool L13 6QZ

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A two bedroomed mid-town house benefiting from front and rear gardens. Following an upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Derby Lane in a Conservation Area, close to local amenities, Old Swan shopping facilities and transport links. Approximately 4.5 miles from Liverpool city centre.

Cellar

One room

Ground Floor

Hall, Lounge, Dining Room,
Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

F

Council Tax Band

B



LOT
70

28 Long Lane, Walton, Liverpool L9 9AQ

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two/three bedroomed middle terraced house benefiting from double glazing and central heating. The property is let to a long standing tenant of approximately 12 years producing a rental income of £6,240 per annum.

Situated

Fronting Long Lane at its junction with Acacia Grove in a popular and well-established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Kitchen

First Floor

Two/Three Bedrooms,
Bathroom/WC

Outside

Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT
71

116 Longreach Road, Liverpool L14 0NW

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end town house benefiting from double glazing, central heating, front and rear gardens, a driveway and a garage. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,136 per annum. The tenancy expires on 18th October 2024.

Situated

Off Lunsford Road in a popular and well established residential location close to local amenities, schooling, Alder Hey Children's Hospital, Broadgreen Hospital and approximately 2 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room,
Kitchen.

EPC Rating

C

First Floor

Two Bedrooms, Bathroom/WC.

Council Tax Band

A

Outside

Front and Rear Gardens,
Driveway, Garage.

Note

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



LOT
72

42 Brainerd Street, Liverpool L13 7EH

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A spacious four bedroomed three storey middle terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re sale or investment purposes. The potential rental income is approximately £10,500 per annum.

Situated

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

Ground Floor

Hall, Two Reception Rooms, Kitchen.

Council Tax Band

A

Joint Agent

Entwistle Green



First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

D



LOT
73

24e Fairfield Crescent, Fairfield, Liverpool L6 8PJ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A semi-detached property converted to provide two self-contained flats (one x three bed and one x two bed) benefiting from double glazing, central heating and gardens to the front and rear with off street parking. Following an upgrade and scheme of refurbishment works the flats would be suitable for resale, occupation or investment purposes. The potential rental income is approx. £19,200pa.

Situated

Off Prospect Vale which in turn is off Prescot Road within walking distance to Newsham Park, local amenities, schooling and transport links. The property is approximately 3.6 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat 1 Hall, two Bedrooms, Lounge with Patio Door, Breakfast Kitchen, Bathroom/WC

EPC Rating

Ground Floor Flat E. First Floor Flat TBC

Council Tax Band

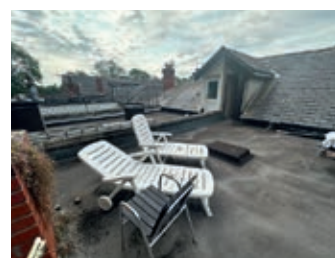
Ground Floor Flat A. First Floor Flat A

First Floor

Flat 2 Open Plan Lounge/ Kitchen, Bathroom/WC, three Bedrooms Stairs to Roof Terrace

Outside

Communal Front and Rear Gardens



LOT
74

5 Highfield Road, Old Swan, Liverpool L13 3BR

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Derby Lane in a popular and well-established area close to local amenities, Old Swan shopping, schooling and good transport links. The property is approximately 4.5 miles from Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen, Storeroom, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

E

Council Tax Band

B



LOT
75

ON BEHALF OF THE RECEIVERS

38 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently tenanted producing a rental income of £6,000 per annum however the receivers have no details of the tenancy agreement and interested parties are advised to rely on their own enquiries.

Situated

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

Ground Floor

Through Lounge/Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

Note

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



LOT
76

Unit 30 Parliament Place, 246 Upper Parliament St, Liverpool L8 7QE

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

Description

The property comprises a first floor fully furnished modern studio apartment within a purpose built block benefiting from double glazing, electric heating, Lift access and communal reception area and laundry room. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £9,000 per annum.

Situated

Fronting Upper Parliament Street in a popular residential location close to local amenities, transport links and approximately 1 miles from Liverpool city centre amenities and universities.

Ground Floor

Main entrance Hallway,
Communal reception area.

First Floor

Studio Apt Open plan Lounge/
Kitchen/Bedroom, Shower
room/WC.

Note

We are advised the property is registered as the unit number rather than the actual door number, therefore the property is known as unit 30 which is apartment 38.

EPC Rating

B

Council Tax Band

A



LOT
77

23 Snowdrop Street, Liverpool L5 7RT

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Stanley Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre.

Ground Floor

Entrance Hallway, Lounge,
Kitchen, Bathroom/WC

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
78

1a Diana Street, Liverpool L4 5RX

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

Situated

Off Walton Lane (A580) in a popular residential location within close proximity to schooling, Everton Football Club, local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
79

10 Hampstead Road, Liverpool L6 8NG

GUIDE PRICE **£275,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity currently fully let producing a rental income of £30,000 per annum. The property comprises a three storey double fronted middle terraced house converted to provide five self-contained flats (four x one bed and one x two bed). The property benefits from double glazing, central heating and secure intercom system. The property has been let to Bedspace for over 5 years and is now on a rolling contract with potential to increase the rental income.

Situated

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

Ground Floor

Main Entrance Hallway
Flat 1 Open Plan Lounge/
Kitchen, Bedroom with French
doors, Bathroom/WC.
Flat 2 Lounge, Kitchen/Diner,
Bedroom, Bathroom/WC Both
Have Access to the Yard

First Floor

Flat 3 Lounge, Kitchen,
Bedroom, Shower Room/WC.
Flat 4 Lounge/Bedroom,
Kitchen, Bathroom/WC

Second Floor

Flat 5 Lounge, Kitchen, Two
Bedrooms, Bathroom/WC.

Cellar

Two Rooms



Outside
Rear Yard.

EPC Rating
Flat 1 D. Flat 2 D. Flat 3 D.
Flat 4 C. Flat 5 C

Council Tax Band
A



LOT
80

114 Alwyn Street, Aigburth, Liverpool L17 7DY

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

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

Situated

In a very popular residential location just Off Colebrooke Road which in turn is off Aigburth Road within close proximity to local amenities, Lark Lane bars and restaurants, Sefton Park, schooling and good transport links approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Joint Agent

Atlas Estate Agents



First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard To Rear

EPC Rating

TBC

Council Tax Band

A



LOT
81

3 Hartleys Village, Liverpool L9 7AH

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A substantial four bedroomed plus loft room semi-detached house benefiting from central heating, partial double glazing and gardens to the front and rear. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated

Off Hartley Avenue which in turn is off Long Lane in a popular and well established residential location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Three Reception Rooms, Kitchen

Council Tax Band

B

First Floor

Four Bedrooms, Bathroom/WC

Joint Agent

Entwistle Green



Second Floor

Loft Room

Outside

Gardens to the front and rear, Brick outhouse

EPC Rating

E



LOT
82

139 Brighton Street, Wallasey, Merseyside CH44 8DT

GUIDE PRICE £80,000+*

DEVELOPMENT OPPORTUNITIES

Description

A redevelopment opportunity comprising a three storey mid terrace benefiting from planning permission to provide three x one bedroomed apartments. Works have commenced to convert the apartments to include 1st fix plumbing and electrics, new flooring, most of the pipework and 3 new gas supplies installed. Once completed the flats would be suitable for investment purposes with a potential rental income of approximately £20,000 per annum. Planning ref: APP/22/01338

Situated

Fronting Brighton Street in a popular location close to local amenities, schooling, Kingsway Tunnel and other transport links. The property is approximately 5 miles from Liverpool city centre.

Ground Floor

Main Entrance, Hallway.

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

First Floor

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

Second Floor

Flat 3 Open Plan Lounge/
Kitchen. Stairs to Bedroom,
Bathroom/WC.

Outside

Yard to the rear.



LOT
83

ON BEHALF OF RECEIVERS

50 Dewsbury Road, Liverpool L4 2XG

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroomed mid terraced house benefiting from double glazing and central heating. We understand the property is currently tenanted however the receivers do not have information on any rental income.

Situated

Off Priory Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room,
Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A

SOLD PRIOR

Please note that our clients have inspected the property internally, all details have been provided by the vendor and accommodation has been assumed. Interested parties are advised to rely on their own enquiries.



LOT
84

14 Ardleigh Road, Liverpool L13 2BD

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating and a rear garden. The property is in good order throughout and would be suitable for immediate occupation, re-sale or investment purposes with the potential rental income being approximately £11,400 per annum.

Situated

Set back off Edge Lane (A5047) in a popular and well-established location within walking distance to Liverpool Shopping Park, local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Porch Entrance, Hall, Lounge/
Diner, Kitchen, Shower/WC

Joint Agent

Entwistle Green



First Floor

Three Bedrooms

Outside

Rear Garden.

EPC Rating

D

Council Tax Band

A



LOT
85

42 Parton Street, Liverpool L6 3AW

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed end-of-terraced house benefitting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy to a long standing tenant producing a rental income of £5,624 per annum.

Situated

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

Ground Floor

Living Room, Kitchen,
Bathroom/WC

First Floor

Two Bedrooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

C

SOLD PRIOR



LOT
86

25 Eaton Road, West Derby, Liverpool L12 7JJ

GUIDE PRICE **£220,000+***

VACANT RESIDENTIAL

Description

A four bedroom semi-detached house benefitting from majority double glazing, central heating, gardens front and rear, driveway, garage and outbuildings. Following a scheme of refurbishment and modernisation, the property would be suitable for occupation, re sale or investment purposes. There is also potential to extend the property subject to any necessary consents. Please note this property is suitable for cash buyers only.

Situated

Fronting Eaton Road just off Mill Lane, this very popular and well-established location within walking distance to West Derby Village, shops bars and restaurants, and approximately 4 miles from Liverpool city centre.

Ground Floor

Porch, Hall, Three Reception Rooms, Kitchen/Diner.

EPC Rating

D

Council Tax Band

C

First Floor

Bathroom, Separate WC, Four Bedrooms.

Note

This property is suitable for cash buyers only.

Outside

Gardens Front and Rear, Garage and Outbuilding.



LOT
87

15 Endsleigh Road, Old Swan, Liverpool L13 3AX

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terraced property benefitting from majority double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for occupation or investment purposes with a potential rental income of £10,200 per annum.

Situated

Off Prescott Road in a popular and well-established residential area close to local amenities, Old Swan and Tuebrook shopping, schooling and good transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Front Living Room, Rear Living Room with French Doors, Kitchen

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC with walk-in Shower/WC

Outside

Yard to Rear

EPC Rating

E



LOT
88

18 Cooks Road, Crosby, Liverpool L23 2TB

GUIDE PRICE **£70,000+***

VACANT COMMERCIAL

Description

A ground floor vacant retail unit which has been trading as a hairdressers for many years. The property would be suitable for a number of uses, subject to any consents. The property benefits from double glazing, electric storage heaters, newly felted roof. The potential rental income is approximately £10,000 per annum

Situated

Fronting Cooks Road in the heart of Crosby Village and within close proximity to schooling and good transport links. Approximately 7 miles from Liverpool City Centre.

Ground Floor Shop

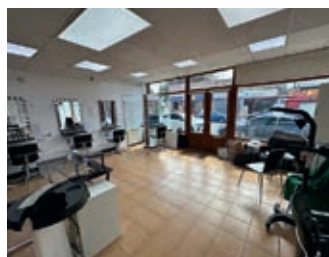
Salon/Reception area, 2 back wash, Rear Beauty Room,

Kitchen/WC

EPC Rating

C

SOLD PRIOR



LOT
89

11 Sandiway Avenue, Widnes, Cheshire WA8 8LE

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A three bedroom bright and spacious semi detached property benefitting from double glazing, central heating, gardens to the front and rear, a driveway and detached garage. There is also a conservatory. Following minor decoration the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £,1250pcm.

Situated

Off Ditchfield Road in a popular residential location close to local amenities. Widnes town centre is approximately 2 miles away.

Ground Floor

Hallway, Through Living Room/
Dining Room, Fitted Kitchen,
Conservatory.

Council Tax Band

C

First Floor

Three Bedrooms, Shower Room/
WC.

Outside

Gardens Front and Rear and
Driveway, Garage with up and
over door

EPC Rating

TBC



LOT
90

22 Halsbury Road, Kensington, Liverpool L6 6DQ

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from central heating. We are advised the property has recently had a new roof, new kitchen, bathroom, boiler, consumer unit and internal doors. The property would be suitable for occupation or investment purposes with the potential rental income being £12,000 per annum.

Situated

Just off Molyneux Road and Kensington High Street in a popular and well-established location close to local amenities, schooling and universities with good transport links. Approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, two Reception rooms,
Kitchen.

Council Tax Band

A

Joint Agent

Entwistle Green

First Floor

Three Bedrooms, Shower room/
WC.

Outside

Yard to rear.

EPC Rating

E



LOT
91

2 Roby Street, Bootle, Merseyside L20 5BH

GUIDE PRICE **£65,000+**

VACANT RESIDENTIAL

Description

A three bedroomed end of terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes with a potential rental income of £10,200 per annum.

Situated

Off Litherland Road in a popular and well-established residential area within easy reach of local amenities, Bootle Strand Shopping Parade, schooling, transport links and is approximately 5 miles from Liverpool city centre.

Ground Floor

Hallway, two Reception Rooms,
Kitchen, Wetroom/W.C

First Floor

Three Bedrooms

Outside

Yard to Rear, Shed

EPC Rating

TBC

Council Tax Band

A





Description

A two bedroom mid terrace cottage requiring modernisation situated in the popular coastal town of Dawlish. The property currently offers a sitting room for refurbishment, kitchen/diner and a single skin bathroom and WC to the ground floor, with two double bedrooms and a loft room on the upper floors, along with a double width garden leading down to Dawlish Water, with a large detached chalet/workshop. The property previously had a Grant of Conditional Planning Permission, under application number 16/-1643/FUL, for a 'Two storey extension to the rear' which has since lapsed. Interested parties must make and rely upon their own planning enquiries of Teignbridge District Council.

Situated

Brook Street is conveniently located for the facilities and amenities of Dawlish town centre, with a selection of shopping, educational and leisure facilities, sandy beach and mainline railway station, being readily commutable to Exeter and in turn the M5 and Exeter airport.

Ground Floor

Sitting room, kitchen/diner, bathroom and WC.

First Floor

Two double bedrooms.

Second Floor

Loft room with Velux window to the rear.

Outside

Double width garden, with two linked areas of lawned gardens leading directly down to Dawlish Water, along with a large detached chalet/workshop.



Note

The single storey extension to the rear of the property is of single skin construction with asbestos roofing sheets in need of repair/replacement and is therefore likely to be suitable for cash purchasers only. Permit parking is available for residents.

EPC Rating

TBC

Council Tax Band

B

LOT
93

2 Sea View, Dobbin Lane, Trevone, Padstow, Cornwall PL28 8QP

GUIDE PRICE **£350,000+***

VACANT RESIDENTIAL

Description

A two bedroom semi-detached bungalow situated in the highly sought after village of Trevone, enjoying sea views from the rear elevation and offering tremendous potential for further extension and/or reconfiguration of the existing accommodation, subject to any requisite consents. The property currently comprises entrance hall, kitchen, lounge/diner, two bedrooms, family bathroom and a loft room, with two driveways providing ample parking and rear garden being mainly laid to lawn.

Situated

The seaside village of Trevone offers a public house, church, local shop and café, with two beautiful beaches and scenic cliff top walks. Further facilities and amenities can be found within 2 miles at Padstow and St Merryn.

Ground Floor

Entrance hall, lounge/diner, two bedrooms and bathroom.

EPC Rating

E

First Floor

Loft room with Velux window.

Council Tax Band

C

Viewings

Strictly by prior appointment with Stratton Creber Padstow 01841 532230. General enquiries Countrywide Property Auctions 01395 275691.



LOT
94

14 Beacon Park, Pelynt, Looe, Cornwall PL13 2PQ

GUIDE PRICE **£295,000+***

VACANT RESIDENTIAL

Description

A vacant three bedroom link detached bungalow requiring modernisation, having the benefit of front and rear gardens, conservatory, attached garage and driveway parking, enjoying a cul-de-sac location on the rural fringes of the popular Cornish village of Pelynt.

Situated

The pretty Cornish village of Pelynt offers a range of day to day facilities and amenities, with village post office, convenience store, primary school, hairdressing salon and the Jubilee Inn. The larger town of Looe is circa 4 miles, with working harbour and sandy beaches, restaurants and cafes, along with a railway service to Liskeard.

Ground Floor

Entrance porch, hallway, lounge/diner, kitchen/breakfast room with full length conservatory off and pedestrian door to the garage, three bedrooms, bathroom and separate WC.

Viewings

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

Outside

Good sized front and rear gardens, garage and additional on drive parking.

EPC Rating

E

Council Tax Band

E





Description

A sizeable double fronted end of terrace period property, coming to the market for the first time since the 1950s, situated directly adjacent to Torpoint Yacht Harbour/Marina and slipway, with views of the River Tamar and Mount Edgcumbe beyond. The property whilst in need of modernisation and perhaps reconfiguration of the existing accommodation, offers a fabulous opportunity to create a truly enviable waterside family home, with accommodation currently comprising two large reception rooms, kitchen/diner, utility room and bathroom to the ground floor, with three double bedrooms and bathroom to the first floor, detached garage/workshop with additional gated parking/boat storage area leading to the principal paved garden area and a rear courtyard.

Situated

Marine Drive is a highly sought after location in Torpoint, running directly alongside the River Tamar and with glorious views to Mount Edgcumbe, whilst still in close proximity of the town centre facilities and amenities, along with the ferry crossing to Plymouth.

Ground Floor

Entrance hall with stairs rising to the first floor, sitting room, second reception room, kitchen/diner, rear hallway with access to the utility room, bathroom and access to the rear courtyard, with outside WC and steps leading up to Marine Drive.

First Floor

Landing, bedrooms one and two with river views, bedroom

three with en-suite WC, family bathroom and separate WC.

Outside

Detached garage/workshop, gated parking/boat storage with two large patio areas and pathway leading up to the main entrance and a rear courtyard garden giving access to Marine Drive.

Viewings

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

EPC Rating

TBC

Council Tax Band

E



General view of River Tamar



Description

A two bedroom mid terrace character cottage, situated on the Promenade and enjoying panoramic sea views from St Michael's Mount across to Newlyn. The property while in need of some modernisation offers tremendous potential to further enhance the existing accommodation and has the benefit of a walled front garden.

Situated

The thriving seaside town of Penzance offers a wide variety of shopping, leisure and educational facilities catering for all age groups, along with the Promenade and Lido, glorious beaches and marina. Penzance is readily accessible to the A30 and also has a mainline railway station.

Ground Floor

Sitting room, kitchen/diner.

First Floor

Landing, two bedrooms and shower room.

Outside

Walled front garden.

Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260.

General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

C



Note

We understand that the shower room is of single skin construction and that the property is therefore suitable for cash buyers only.



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0151 207 6315

Hi Victoria

Just letting you know that completion took place today as planned and the funds are now in my account.

We were very impressed with your service and that provided by Brown Turner Ross - an excellent team, I think.

The final result certainly exceeded my expectations in every respect.

Kind regards

Elaine



Description

A fabulous opportunity to acquire a sizeable reverse level three bedroom detached property requiring modernisation, having the benefit of views over Mevagissey harbour out to sea and the surrounding countryside, set in 0.213 hectares/0.52 acres. The property enjoys a secluded location off Valley Park Lane, within walking distance of the centre of Mevagissey, and may offer the potential for 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

Mevagissey is a popular traditional Cornish fishing village, with a working harbour and a range of bespoke shops, cafes and restaurants catering for every day requirements, with further facilities and amenities available at nearby St Austell, along with a mainline railway station and educational facilities catering for all age groups.

Ground Floor

Entrance hall, two double bedrooms and office.

First Floor

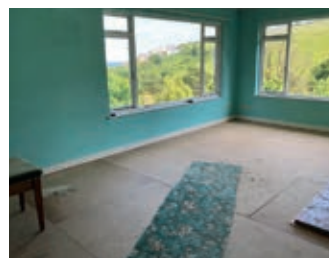
Large landing, dual aspect sitting room, kitchen, master bedroom, shower room and separate WC.

Outside

Gardens and grounds of circa 0.213 hectares/0.52 acres.

Viewings

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



EPC Rating

G

Council Tax Band

D

Note

We understand that further land may be available to purchase by separate negotiation with the vendors. Measurements have

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



Description

A mid terrace two storey property, formerly mixed use, now partly converted into two residential apartments, each having their own separate access and requiring completion works. To the rear of the property there is a good sized terraced garden with seating areas and a studio requiring refurbishment, which may provide additional living space, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.



Situated

St Leonards is a Conservation area situated at the top of the main shopping centre of Bodmin, offering a wide range of shops, educational and leisure facilities catering for all age groups, supermarkets and retail parks. Bodmin is readily accessible to both the A30 and A38 road networks, with a mainline railway station at Bodmin Parkway.



Ground Floor Apartment

Sitting room, kitchen, dining room/bedroom two with an adjoining room to form bedroom one and a bathroom.

Outside

Rear terraced gardens with seating areas. Studio with living/bedroom, kitchen and cloakroom.

Planning

A Grant of Conditional Planning Permission was issued under application number PA13/04311, on the 7th August 2013, for 'Change of use of ground floor butchers shop to one residential dwelling'. Please note that the first floor of the property was already a self-contained apartment. The planning permission granted was for the conversion of the ground floor shop premises to a residential apartment.

First Floor Apartment

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

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
99

133 Hillside Villas, Millendreath Holiday Village, Looe PL13 1PF

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A two bedroom holiday villa enjoying an elevated position on the Millendreath Beach Resort, having the benefit of a large balconied sun deck giving glorious rural and sea views. The property enjoys a peaceful location, situated towards the rural fringes of the resort with a car parking space close to the property and additional parking available in the main car park.

Situated

Millendreath Beach Resort offers a south facing sandy beach at low tide and rock pools, along with a beach side seasonal café/ bistro and bar. The resort is set in 65 acres of private woodland, giving direct access to the South West Coast Path, with further shopping and leisure facilities available in the seaside town of Looe, along with a branch line to Liskeard.

Chalet 133

Open plan lounge/kitchen/ diner with integrated appliances, inner hallway, two bedrooms and bathroom.

Outside

Large decked and balconied sun terrace, use of the communal grounds and beach.

Viewings

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

EPC Rating

D

Council Tax Band

N/A



Lease Details

99 Years from 29th September 1968 Ground Rent £1,025.20 per annum Service Charge Circa £400 per annum Site use from 1st March to 31st October per year.



LOT
100

21 Rundle Road, Newton Abbot, Devon TQ12 2PY

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A vacant two double bedroom semi-detached bungalow requiring modernisation and having the benefit of good sized front and rear gardens being mainly laid to lawn, greenhouse and garage. The property enjoys a cul-de-sac location, with far reaching views over the townscape and the surrounding countryside beyond.

Situated

Newton Abbot is a thriving market town offering a wide range of shopping and leisure facilities, mainline railway station and excellent access to Torbay, Exeter and Plymouth, along with educational facilities catering for all age groups.

Ground Floor

Conservatory, hallway, lounge, kitchen, two double bedrooms and wet room.

EPC Rating

D

Council Tax Band

C

Outside

Good sized front and rear gardens, detached garage.

Viewings

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



LOT
101

88 Drump Road, Redruth, Cornwall TR15 1PR

GUIDE PRICE **£115,000+***

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.

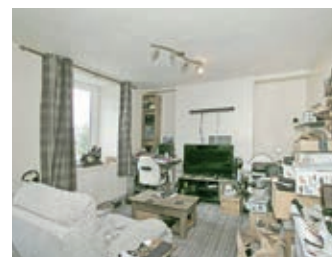
Outside

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.

SOLD PRIOR



LOT
102

2 Carn Bargus, Whitemoor, Nanpean, St. Austell, Cornwall PL26 7XF

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A well-presented two bedroom semi-detached property having the benefit of front and rear gardens, conservatory and parking. The property is likely to appeal to both residential lettings investors and owner/occupiers in this popular rural village being readily commutable to the neighbouring villages of Roche, St Dennis and St Austell town centre.

Situated

Whitemoor is a rural village situated between the larger villages of Roche and St Dennis both offering a range of shopping, leisure and educational facilities, with further facilities and amenities, along with a mainline railway station available at St Austell circa 5 miles.

Ground Floor

Entrance hall, cloakroom, kitchen, living room and conservatory.

First Floor

Two double bedrooms and a family bathroom.

Outside

Low maintenance front and rear gardens and parking space.

Viewings

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

EPC Rating

D

Council Tax Band

B



LOT
103

Land at Strongmans Cottage, Ruthvoes, St. Columb TR9 6HT

GUIDE PRICE **£30,000+***

LAND

Description

A rare opportunity to acquire a parcel of gently sloping pasture/amenity land measuring circa 2 acres, currently arranged as two paddocks and hardstanding, situated on the fringes of Ruthvoes village. The land has previously been utilised for grazing/equestrian purposes but may lend itself for a variety of uses, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

Situated

The rural village of Ruthvoes is situated between the larger villages of St Columb and Fraddon, offering a selection of bespoke shops, retail parks, educational and leisure facilities. Ruthvoes is readily accessible to the A30 and the larger towns of Newquay, Padstow and St Austell, along with the stunning Cornish coastline and beaches.

Viewings

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

Note

The outline of the land being sold as this Lot are shown hatched and outlined in blue on the Promap. The Promap shown is for approximate identification purposes only and is not to scale. Interested parties must make and rely upon their own measurements. Crown Copyright Reserved.



LOT
104

Former Chapel Grounds, Ruthvoes, St. Columb, Cornwall TR9 6HT

GUIDE PRICE **£15,000–£20,000***

LAND

Description

An interesting opportunity to acquire a parcel of land measuring circa 0.26 acres situated on the rural fringes of Ruthvoes village. The land, which is believed to be the site of the remains of the former Chapel at Ruthvoes and is currently overgrown, would lend itself to a variety of uses subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council.

Situated

The rural village of Ruthvoes is situated between the larger villages of St Columb and Fraddon, offering a selection of bespoke shops, retail parks, educational and leisure facilities. Ruthvoes is readily accessible to the A30 and the larger towns of Newquay, Padstow and St Austell, along with the stunning Cornish coastline and beaches.

Note

The land is currently overgrown and viewers must enter the land at their own risk. The outline to the land being sold as this Lot are shown hatched and outlined in purple on the Promap. The Promap shown is for approximate identification purposes only and is not to scale. Interested parties must make and rely upon their own measurements. Crown

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Viewings

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





Description

A charming two double bedroom character cottage requiring modernisation, situated on the rural fringes of Ruthvoes village, having been in the same family ownership for many generations. The property enjoys a plot size of 0.3 acres being predominantly laid to lawn, with useful storage sheds/outbuildings and garden pond, with the potential to create parking within the gardens.

Situated

The rural village of Ruthvoes is situated between the larger villages of St Columb and Fraddon, offering a selection of bespoke shops, retail parks, educational and leisure facilities. Ruthvoes is readily accessible to the A30 and the larger towns of Newquay, Padstow and St Austell, along with the stunning Cornish coastline and beaches.

Ground Floor

Entrance hall, dual aspect sitting room, kitchen/dining room, conservatory/utility area.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Mature gardens being mainly laid to lawn, with garden pond and useful storage facilities.

Viewings

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

Note

The outlines to the land being sold as this Lot are shown in red on the Promap. The Promap shown is for approximate identification purposes only and is not to scale. Interested parties



must make and rely upon their own measurements. Crown Copyright Reserved. Please refer to the legal pack with regards to access rights. We understand that part of the garden is currently in a three year treatment plan for Japanese Knotweed. Further details will be provided within the legal pack.

EPC Rating

F

Council Tax Band

C

LOT
106

3 Woodland View, Coombe, St. Austell, Cornwall PL26 7LJ

GUIDE PRICE **£130,000+***

VACANT RESIDENTIAL

Description

A fabulous opportunity to acquire a vacant two bedroom semi-detached property now requiring refurbishment, situated in the rarely available hamlet of Coombe, having the benefit of good sized front and rear gardens, along with residents parking area. The property offers a lounge/diner and kitchen to the ground floor, two bedrooms and bathroom to the first floor.

Situated

Coombe is a highly sought after rural hamlet situated between St Austell and Truro, surrounded by open countryside, a wooded valley and play park. Primary and secondary schools can be found in the nearby village of St Stephen, further shopping and leisure facilities are available in St Austell circa 5 miles and the Cathedral city of Truro circa 10 miles.

Ground Floor

Entrance hall, lounge/diner, kitchen.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Good sized front and rear gardens, residents parking area to the front of the property.

Viewings

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

EPC Rating

D

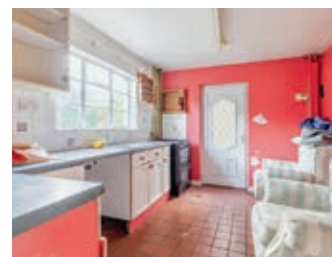
Council Tax Band

B



Note

The property is subject to a local authority restriction. The purchaser of the property will need to have either lived or worked in Cornwall for the last three years. Please refer to the legal pack for further information regarding this restriction.



LOT
107

11 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

GUIDE PRICE **£60,000–£70,000***

VACANT RESIDENTIAL

Description

A four bedroom detached holiday villa situated on the ever popular Hengar Manor holiday park. The property comprises an open plan lounge/kitchen/diner, two bedrooms and shower room to the ground floor, master bedroom with balcony, bedroom four and a bathroom to the first floor, private seating area and use of the onsite facilities and grounds.

Situated

Hengar Manor holiday park is located on the rural fringes of St Tudy, in proximity of the North Cornwall Coastline. The site enjoys circa 35 acres of communal gardens and grounds, incorporating fishing lakes, park land and woodlands. On site facilities include a golf course, tennis courts, indoor swimming pool and leisure complex with sauna and beauty treatment rooms, games room and restaurants.

Ground Floor

Open plan lounge/kitchen/diner, two bedrooms and shower room.

First Floor

Master bedroom with balcony off, bedroom four, family bathroom.

Outside

Private seating area and use of the communal gardens, grounds and on site facilities.

EPC Rating

TBC

Council Tax Band

TBC



Viewings

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



LOT
108

Flat 2, 59 Embankment Road, Plymouth PL4 9HX

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A two double bedroom flat situated in a Grade II Listed building and conveniently situated for both local facilities and amenities, along with those of the Barbican and Plymouth city centre. The property is currently let on a rolling assured shorthold tenancy producing £700pcm/£8,400 per annum. The property has the remainder of a 985 year lease and a 25% share of the freehold, suitable for cash buyers only due to part of the structure being of single skin construction.

Situated

Embankment Road is conveniently located for both local facilities and amenities, along with those of the Barbican and Plymouth city centre with local bus routes and is readily commutable to the A38 Devon Expressway.

Ground Floor

Communal entrance hall with stairs rising to all floors.

Flat 2

Entrance hall, lounge, kitchen/diner, two double bedrooms and bathroom.

Viewings

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

EPC Rating

E

Council Tax Band

A



Lease

985 years remaining

Service Charge and Ground Rent

£600 per annum.



LOT
109

4 Merrivale Close, Torquay TQ2 8PZ

GUIDE PRICE **£275,000+***

VACANT RESIDENTIAL

Description

A three bedroom split level detached property requiring modernisation, enjoying an enviable cul-de-sac location and having far reaching views over Torbay. The property offers front and rear gardens, on drive parking and an attached garage, with entrance hall, kitchen, lounge/diner and WC at entrance level, with three bedrooms and a bathroom at garden level.

Situated

Merrivale Close is a highly sought after residential location situated on the outskirts of Torquay town centre, in proximity of local facilities and amenities, including Watcombe Primary School, Nursery school, Mayfield and Coombe Pafford.

Ground Floor

Entrance hall, kitchen with door through to garage, lounge/diner and WC.

Garden Floor

Hallway, two double bedrooms, studio/bedroom three and bathroom.

Outside

Front and rear gardens, attached garage.

Viewings

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

EPC Rating

E

Council Tax Band

E



LOT
110

Mons Haven, Twelvewoods Place, Dobwalls, Liskeard PL14 6JW

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A three bedroom detached bungalow with garage and additional on-drive parking, enjoying a good sized plot in the popular village of Dobwalls. The property is currently part way through refurbishment having the benefit of new shower rooms and a fitted kitchen installed, with the remaining accommodation offering a blank canvas to finish to your own specifications, or as a postworks onward resale opportunity.

Situated

Dobwalls village offers a range of facilities catering for day to day needs with local shops, Post Office, primary and nursery schools, Church and a public house, enjoying a surge of popularity since the completion of the Dobwalls Bypass. The village is readily commutable to the A38 and A390 road networks, with further facilities and amenities, including a mainline railway station available in Liskeard town centre circa 3 miles.

Ground Floor

Entrance hall, open plan kitchen/dining/living area with conservatory off, three bedrooms and shower room.

Viewings

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

Council Tax Band

B

Outside

Front and rear gardens, garage and on drive parking.

EPC Rating

E



LOT
111

57 Bonville Road, Plymouth PL6 6TE

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two double bedroom semi-detached property requiring modernisation situated in the popular Southway area of Plymouth. The property offers a dual aspect sitting room and kitchen/diner to the ground floor, with two double bedrooms and a bathroom to the first floor, with the potential for reconfiguration subject to any requisite consents, to create three bedrooms. The property offers good sized front and rear gardens with on street parking and is likely to appeal to owner occupiers, residential lettings investors and builder/developers as a post works onwards resale opportunity. Cash buyers only due to non-traditional construction.

Situated

Bonville Road is a well-established and popular residential area situated on the fringes of Southway, with excellent access to the A38, Derriford Hospital, local shops, educational facilities catering for all age groups and the vibrant city centre of Plymouth.

Ground Floor

Entrance hall, dual aspect sitting room with rural views over the townscape and a kitchen/diner.

Outside

Good sized front and rear gardens being mainly laid to lawn.

First Floor

Two double bedrooms and bathroom.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242.

General enquiries Countrywide Property Auctions 01395 275691.

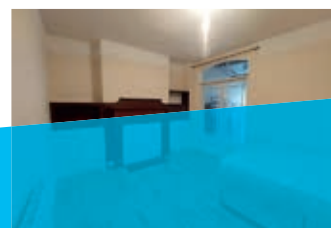
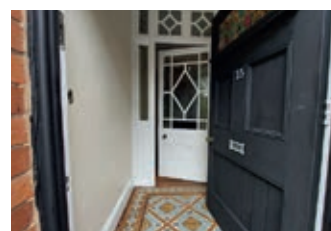
EPC Rating

D

Council Tax Band

A





Description

A substantial double fronted, end of terrace period property, situated in the sought after St Leonards area of Exeter, currently comprising three x one bedroom flats and a studio apartment, along with two large rear patio areas, an elevated front garden, a courtyard area accessed from Flat 1 and a sizeable two storey detached outbuilding to the rear of the property. The property is presented in good order retaining many character features, along with the potential for upwards extension into the loft space and the detached two storey outbuilding, both offering tremendous potential for further development and enhancement of the existing accommodation already on offer, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Exeter City Council planning department.



Situated

Topsham Road is situated in the popular St Leonards area of the Cathedral city of Exeter, being a short walk to the historic quayside, the Royal Devon and Exeter hospital, the city centre and readily commutable to the A30/A38/M5 road networks, along with public transport links and mainline railway stations.

Ground Floor

Entrance vestibule, hallway giving access to Flat 1 and staircase to the upper floors.
Flat 1 Sitting room, dining room with sunroom and courtyard area off, bedroom, kitchen/breakfast room, rear lobby with access to the patio areas and bathroom.

First Floor

Landing.
Flat 2 Dual aspect lounge/kitchen/diner, double bedroom and en-suite shower room.

Second Floor

Landing with loft access.
Flat 3 Lounge, kitchen/diner, bedroom and shower room.
Flat 4 Lounge/bedroom, kitchen and shower room.

Outside

Front terraced garden giving access to main entrance of the property along with a covered side alleyway leading to the rear of the building, two sizeable patio areas and a rear courtyard serving Flat 1, with additional

gated pedestrian access to the rear of the property.

Detached Outbuilding Ground Floor

Storage area.

First Floor

Accessed externally from the upper patio level, room one, room two being triple aspect, having a WC and storage area.

EPC Ratings

Flat 1 D. Flat 2 G. Flat 3 D. Flat 4 D

Council Tax Bands

All flats are individually rated as A.

Viewings

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

LOT
113

1 Orchard Road, Plymouth PL2 2QX

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property enjoying a corner plot, with ample on drive parking and good sized rear garden. The property offers a kitchen, lounge and bathroom to the ground floor, with three bedrooms and a WC to the first floor offering tremendous potential for re-configuration of the existing accommodation to create a spacious family home, or residential lettings opportunity.

Situated

Orchard Road is situated in the popular residential area of Beacon Park, conveniently situated for local shops and supermarket, library and local school. Being in a prime location, commutable to the city centre and the A30 Devon Expressway.

Ground Floor

Entrance hall, lounge, kitchen and bathroom.

First Floor

Landing, three bedrooms and WC.

Outside

On drive parking for several vehicles, gated access to a good sized rear garden with storage facilities.

Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 403068. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

F

Council Tax Band

A



SOLD PRIOR

LOT
114

7 Swan Court, Victoria Road, Dartmouth, Devon TQ6 9EA

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom, two storey property, requiring refurbishment being conveniently situated for the shopping and leisure facilities of Dartmouth town centre and the River Dart, with ferry crossings to Kingswear. The property has the benefit of uPVC double glazing and a gas fire, along with the remainder of a 999 year lease which commenced on the 24th June 1985. The property is likely to be of interest to owner occupiers looking for a low maintenance property in this popular location, along with those looking for a longer term post works residential lettings investment.

Situated

The ever popular town of Dartmouth offers a wide range of bespoke shops, galleries, restaurants and public houses. Set on the west bank of the River Dart, Dartmouth is a favoured location for the yachting fraternity and has a vibrant year round community with various events hosted throughout the year.

Ground Floor

Entrance hall, lounge/diner, kitchen.

First Floor

Landing, two double bedrooms and bathroom.

Viewings

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

EPC Rating

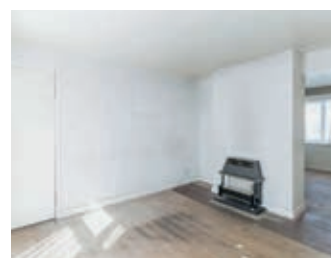
E

Council Tax Band

B

Note

The ground rent is approximately £25 per annum. The property can only be let for a minimum term of 12 months, please refer to the legal pack for further information.



LOT
115

Former Public Conveniences, Bridge Road, Kingswear TQ6 0DZ

GUIDE PRICE **£25,000+***

LAND

Description

An interesting and rare opportunity to acquire a former public convenience building enjoying glorious views over the River Dart to Dartmouth and a plot size of circa 0.17 acres. The property has the benefit of mains water, drainage and electricity connections on site and offers tremendous potential for a variety of uses/development, subject to any requisite consents, we must stress that interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

Situated

The property is situated in close proximity of the Higher Ferry at Kingswear. This picturesque village overlooks the River Dart and the steam railway. Facilities in the village include a primary school, Church, Post Office and general store, two public houses and marina/yacht club, with further facilities and amenities available at Dartmouth via the ferry crossing.

Ground Floor

Ladies and gentleman's public conveniences.

the viewer's own risk. General enquiries Fulfords Paignton 01803 527523/Countrywide Property Auctions 01395 275691.

Outside

Walled frontage and a plot size of circa 0.17 acres.

EPC Rating
Exempt

Viewings

External viewings only and at

Council Tax Band
Exempt



Note

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

LOT
116

180 Market Street, Newton-le-willows, Merseyside WA12 9DG

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A spacious three bedroomed middle-terraced 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 potential rental income is approximately £10,500 per annum.

Situated

Fronting Market Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 6 miles from Merseyside town centre.

Ground Floor

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to Rear with Double Gates
for Parking

EPC Rating

D



LOT
117

36 Knowsley Road, Bootle, Merseyside L20 4NL

GUIDE PRICE £60,000+*

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A

Note

Please note that 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.



Next auction

Thursday 24 October 2024

We're now taking entries for this auction.

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

For further information please call Sutton Kersh

on **0151 207 6315** or email **auctions@suttonkersh.co.uk**

suttonkersh.co.uk



Attention Landlords!

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

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- Comprehensive inventory*
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- ARLA registered

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Talk to Dianne Dunbar, Lettings Branch Manager

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

Money Laundering Regulations

Due to Money Laundering Regulations for buying and selling at auction, we are now required by law to ID check everyone who intends to bid at auction. This information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES, PLEASE CONTACT US ON 0151 207 6315. Thank you for your understanding and helping us comply with these regulations.

ID can be approved as follows:

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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual's proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual's proof of address

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

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

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

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

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website countrywide.co.uk

countrywide.co.uk/notices/PrivacyNotice.pdf

Printed copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



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

Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

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

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- (a) must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - (b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller
 - (c) 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.

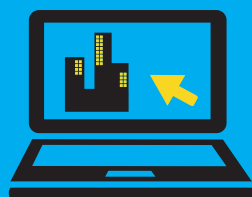
G30.3 Extra Auction Conduct Conditions

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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