

# property auction

Registration closes promptly at  
12pm on **Wednesday 11 December**  
and you must be pre-registered  
before this time in order to bid

**Thursday 12 December 2024**  
2.00pm prompt

**LATER  
START TIME  
2.00pm**

Please note this auction will be streamed live online only

# SuttonKersh

**suttonkersh.co.uk**

Countrywide  
Property Auctions

# Merseyside's leading auction team...



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



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



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



**Andrew Binstock**  
BSc (Hons)  
Auctioneer



**Katie Burgess**  
BSc (Hons) MNAVA  
Auction Valuer/Business  
Development Manager  
katie@suttonkersh.co.uk



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



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



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



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



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



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

## Contact

**Cathy Holt** MNAEA MNAVA

cathy.holt@suttonkersh.co.uk

**Victoria Kenyon** MNAVA

victoria.kenyon@suttonkersh.co.uk

**Katie Burgess** BSc (Hons) MNAVA

katie@suttonkersh.co.uk

**James Kersh** BSc Hons MRICS

james@suttonkersh.co.uk

for free advice or to arrange a free valuation

# 0151 207 6315

[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

## 2024 Auction Dates

### Auction

Thursday 12th December

### Closing

Friday 15th November

## 2025 Auction Dates

### Auction

Thursday 20th February

Thursday 3rd April

Tuesday 20th May

Thursday 24th July

Thursday 18th September

Thursday 30th October

Thursday 11th December

### Closing

Friday 24th January

Friday 7th March

Friday 25th April

Friday 27th June

Friday 22nd August

Friday 3rd October

Friday 14th November

# Welcome



Welcome to our final sale of what has proven to be a very successful auction season. Proceedings for this auction will commence slightly later than usual at 2.00pm. Once again this will be a live stream only auction with Auctioneer

**Andrew Binstock in charge of proceedings.**

With the budget behind us and interest rates coming down slightly we can move forward with a little more certainty and therefore we expect this sale to be busy for both buyers and sellers alike. With this in mind we are delighted to offer a catalogue with 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 16** 54 Cambridge Road, Liverpool L21 1EY  
VACANT RESIDENTIAL **Guide price £125,000+\***

**Lot 24** Flat 5, 10 Livingston Avenue, Liverpool L17 4JA  
VACANT RESIDENTIAL **Guide price £75,000–£80,000\***

**Lot 38** 195 Rathbone Road, Wavertree,  
Liverpool L13 1BB  
RESIDENTIAL INVESTMENT **Guide price £80,000+\***

**Lot 41** 1 Rose Brow, Woolton, Liverpool L25 4RA  
VACANT RESIDENTIAL **Guide price £125,000+\***

**Lot 44** 2 & 4 George Street and 4 & 6 Hall Street,  
St. Helens WA10 1BU  
COMMERCIAL INVESTMENT **Guide price £100,000+\***

**Lot 47** 65 Chelwood Avenue, Childwall,  
Liverpool L16 2LL  
VACANT RESIDENTIAL **Guide price £220,000+\***

As always if you do need any help before the sale, do not hesitate to send an email across to myself or the team. We will also be on hand throughout the auction to answer any questions or help with any queries.

Good luck with your bidding whether on the phone, by proxy or online. It finally just leaves me to wish you a fabulous Christmas and New Year and we look forward to being of service in 2025.

**Cathy Holt MNAEA MNAVA**  
**Associate Director**

# 92 lots available

## 50+

vacant  
residential

## 20+

residential  
investment

## 4

commercial  
investment

## 4

development  
opportunities

## 3

mixed  
use

## 2

vacant  
commercial

## Highlights



54 Cambridge Road,  
Liverpool L21 1EY



Flat 5, 10 Livingston Avenue,  
Liverpool L17 4JA



195 Rathbone Road, Wavertree,  
Liverpool L13 1BB



1 Rose Brow, Woolton,  
Liverpool L25 4RA



2 & 4 George Street and 4 & 6  
Hall Street, St. Helens WA10 1BU



65 Chelwood Avenue, Childwall,  
Liverpool L16 2LL

# 2024 – our year so far!



**396**  
LOTS SOLD



**£53.7m**  
RAISED



**85%**  
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

**61** | **£8.2m** | **88%**  
LOTS SOLD | RAISED | SUCCESS

OCT

**58** | **£6.83m** | **83%**  
LOTS SOLD | RAISED | SUCCESS

NOV

DEC

# Remote bidding guide for live streamed closed door auction

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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](mailto: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](http://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](mailto: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](http://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](mailto: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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# Order of sale **Thursday 12 December 2024**

For sale by public auction unless sold prior or withdrawn

1	150 & 150a Walton Village, Liverpool L4 6TN	£80,000+*
2	2 Island Place, Garston, Liverpool L19 6PD	£110,000+*
3	140 Borough Road, Wallasey, Merseyside CH44 6NH	£225,000+*
4	16 Harrington Road, Crosby, Liverpool L23 5ST	£150,000+*
5	Apt 9, 28 Argyle Street, Liverpool L1 5DL	£115,000+*
6	35 Rudyard Road, Knotty Ash, Liverpool L14 5NN	£110,000+*
7	43 Market Street, Wirral, Merseyside CH47 2BG	£335,000+*
8	21 Glenbank Close, Liverpool L9 2BR	£70,000+*
9	Apartment 322, 15 Hatton Garden, Liverpool L3 2HB	£70,000+*
10	39 Ursula Street, Bootle, Merseyside L20 2EX	£60,000+*
11	93 Northway, Wavertree, Liverpool L15 7JG	£135,000+*
12	153 Hope Street, Leigh, Lancashire WN7 1NP	£85,000+*
13	6 Kepler Street, Seaforth, Liverpool L21 3TF	£60,000+*
14	Land at 12–14 Marlborough Road, Tuebrook, Liverpool L13 8AX	£150,000+*
15	76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ	£80,000+*
16	54 Cambridge Road, Seaforth, Liverpool L21 1EY	£125,000+*
17	Land at former Croft Public House, Halton Lodge Ave, Runcorn WA7 5YQ	£125,000+*
18	50b Freehold Street, Liverpool L7 0JJ	£45,000+*
19	100 Queens Drive, Walton, Liverpool L4 6SJ	SOLD PRIOR
20	70 Lidderdale Road, Liverpool L15 3JQ	£110,000+*
21	6 Wesley Street, Southport, Merseyside PR8 1BN	£40,000+*
22	8 Jesmond Street, Liverpool L15 1EX	£70,000+*
23	18 Southdale Road, Liverpool L15 4HZ	£100,000+*
24	Flat 5, 10 Livingston Avenue, Liverpool L17 4JA	£75,000–£80,000*
25	17 Fidler Street, St. Helens, Merseyside WA10 3DZ	£70,000+*
26	41 Borough Road, St. Helens, Merseyside WA10 3SX	£70,000+*
27	177 Westminster Road, Liverpool L4 4LR	£60,000+*
28	65 Standish Street, St. Helens, Merseyside WA10 1HY	£70,000+*
29	Apt 42, 15 Victoria Street, Liverpool L2 5QS	£44,000+*
30	7 Ellet Grove, Tuebrook, Liverpool L6 4AB	£110,000+*
31	54 Croxteth Road, Bootle, Merseyside L20 5EB	£60,000+*
32	31 Redwood Drive, Ormskirk, Lancashire L39 3NS	£175,000+*
33	292 Orrell Road, Orrell, Wigan, Lancashire WN5 8QZ	£165,000+*
34	20 Dingle Grove, Liverpool L8 9ST	£75,000+*
35	Garage, 24 Penrith Road, Basingstoke, Hampshire RG21 8XF	£7,000+*
36	25 Littledale Road, Wallasey, Merseyside CH44 8EE	£85,000+*
37	12 Rodney Street, St. Helens, Merseyside WA10 4HB	£65,000+*
38	195 Rathbone Road, Wavertree, Liverpool L13 1BB	£80,000+*
39	89 Walton Breck Road, Liverpool L4 ORD	£100,000+*
40	122 Albion Street, St. Helens, Merseyside WA10 2HA	SOLD PRIOR
41	1 Rose Brow, Woolton, Liverpool L25 4RA	£125,000+*
42	Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS	£75,000+*
43	70, 70a & 72a Argyle Street, Birkenhead, Merseyside CH41 6AF	£100,000+*
44	2 & 4 George Street and 4 & 6 Hall Street, St. Helens WA10 1BU	£100,000+*
45	38 Cambria Street, Liverpool L6 6AR	£55,000+*
46	85 Tudor Street, Liverpool L6 6AG	£55,000+*
47	65 Chelwood Avenue, Childwall, Liverpool L16 2LL	£220,000+*
48	117 Linacre Road, Liverpool L21 8NS	£85,000+*
49	20 Parkinson Road, Liverpool L9 1DL	£45,000+*
50	Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG	£100,000+*
51	3 Burnthwaite Road, Liverpool L14 1PY	£110,000+*
52	32 Winstone Road, Liverpool L14 0LZ	£90,000+*
53	1b Heathfield Court, Slim Road, Liverpool L36 7TL	£55,000+*
54	53 Ottley Street, Kensington, Liverpool L6 3AL	£60,000+*
55	9b Heathfield Court, Slim Road, Liverpool L36 7TL	£55,000+*
56	231 Walton Village, Liverpool L4 6TH	£85,000+*
57	71 Brynn Street, St. Helens, Merseyside WA10 1JA	£100,000+*
58	2 Rose Villas, Wavertree, Liverpool L15 8HJ	£165,000+*

59	Apt 37 Acresgate Court, Gateacre, Liverpool L25 4UF	£65,000+*
60	3 Walton Hall Avenue, Liverpool L4 6UD	£100,000+*
61	136 Queens Drive, Walton, Liverpool L4 6XD	£110,000+*
62	572-574 Longmoor Lane, Liverpool, Merseyside L10 9LA	£150,000+*
63	32 Cullen Street, Liverpool L8 0QZ	£45,000+*
64	100 Craven Street, Birkenhead, Merseyside CH41 4BS	£80,000+*
65	53 Southey Street, Bootle, Merseyside L20 4LJ	£60,000+*
66	9 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH	SOLD PRIOR
67	62 Portland Street, Birkenhead, Merseyside CH41 0BN	£60,000+*
68	94 Robins Lane, St. Helens, Merseyside WA9 3NH	SOLD PRIOR
69	Apt 6 Park Lane Plaza, 2 Jamaica Street, Liverpool L1 0AF	SOLD PRIOR
70	35 Clovelly Road, Liverpool L4 2SB	SOLD PRIOR
71	8 Baron Road, Blackpool FY1 6JU	SOLD PRIOR
72	Land and Buildings, 112-114 Gray Street, Bootle L20 4PR	£60,000+*
73	39 Hinton Street, Fairfield, Liverpool L6 3AP	£65,000+*
74	Station House, Mill Lane, West Derby, Liverpool L12 7JA	£150,000+*
75	40 Greenleaf Street, Liverpool L8 0RB	£55,000+*
76	Glyn-mor, Truro Road, Lanivet, Bodmin, Cornwall PL30 5ET	£275,000+*
77	9 Sheppards Row, Exmouth, Devon EX8 1PW	£90,000+*
78	8 Castle Drive, Praa Sands, Penzance, Cornwall TR20 9TF	£200,000+*
79	1 Boscundle Close, St. Austell, Cornwall PL25 3RN	£340,000+*
80	Ocean Heights, St. Ives Road, Carbis Bay, St. Ives TR26 2SB	£495,000+*
81	43 Prince Charles Road, St. Austell, Cornwall PL25 4JJ	£135,000+*
82	Moorside, Carninney Lane, Carbis Bay, St Ives TR26 2QJ	£360,000+*
83	15 Broadparks Avenue, Exeter EX4 9ET	£250,000+*
84	29 Billacombe Road, Plymouth, Devon PL9 7HX	SOLD PRIOR
85	Church Cottage & Post Office, Dunsford, Exeter EX6 7AA	£450,000+*
86	Home Court, Dunchideock, Exeter EX6 7YD	£375,000+*
87	17 Third Avenue, Camels Head, Plymouth PL2 2EH	£130,000+*
88	2 Carn Bargus, Whitemoor, Nanpean, St. Austell PL26 7XF	£98,000+*
89	Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY	£150,000+*
90	Mermaid Hotel, The Coombes, Polperro, Looe, Cornwall PL13 2RG	£125,000+*
91	32 Edge Grove, Liverpool L7 0HW	£110,000+*
92	95 Burnage Close, Liverpool L24 2TT	£65,000+*

# Next auction

## Thursday 20 February 2025

We're now taking entries for this auction.

For further information please call Sutton Kersh

on **0151 207 6315** or email [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

[suttonkersh.co.uk](http://suttonkersh.co.uk)



# Order of sale by type

## Commercial investment

- 3 140 Borough Road, Wallasey, Merseyside CH44 6NH
- 21 6 Wesley Street, Southport, Merseyside PR8 1BN
- 43 70, 70a & 72a Argyle Street, Birkenhead, Merseyside CH41 6AF
- 44 2 & 4 George Street and 4 & 6 Hall Street, St. Helens WA10 1BU

## Development opportunities

- 7 43 Market Street, Wirral, Merseyside CH47 2BG
- 14 Land at 12–14 Marlborough Road, Tuebrook, Liverpool L13 8AX
- 17 Land at former Croft Public House, Halton Lodge Ave, Runcorn WA7 5YQ
- 72 Land and Buildings, 112–114 Gray Street, Bootle L20 4PR

## Garages

- 35 Garage, 24 Penrith Road, Basingstoke, Hampshire RG21 8XF

## Mixed use

- 27 177 Westminster Road, Liverpool L4 4LR
- 62 572–574 Longmoor Lane, Liverpool, Merseyside L10 9LA
- 85 Church Cottage & Post Office, Dunsford, Exeter EX6 7AA

## Residential investment

- 5 Apt 9, 28 Argyle Street, Liverpool L1 5DL
- 9 Apartment 322, 15 Hatton Garden, Liverpool L3 2HB
- 18 50b Freehold Street, Liverpool L7 0JJ
- 19 100 Queens Drive, Walton, Liverpool L4 6SJ
- 26 41 Borough Road, St. Helens, Merseyside WA10 3SX
- 30 7 Ellet Grove, Tuebrook, Liverpool L6 4AB
- 38 195 Rathbone Road, Wavertree, Liverpool L13 1BB
- 40 122 Albion Street, St. Helens, Merseyside WA10 2HA
- 42 Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS
- 50 Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG
- 53 1b Heathfield Court, Slim Road, Liverpool L36 7TL
- 55 9b Heathfield Court, Slim Road, Liverpool L36 7TL
- 56 231 Walton Village, Liverpool L4 6TH
- 59 Apt 37 Acresgate Court, Gateacre, Liverpool L25 4UF
- 63 32 Cullen Street, Liverpool L8 0QZ
- 65 53 Southey Street, Bootle, Merseyside L20 4LJ

- 66 9 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH
- 67 62 Portland Street, Birkenhead, Merseyside CH41 0BN
- 69 Apt 6 Park Lane Plaza, 2 Jamaica Street, Liverpool L1 0AF
- 80 Ocean Heights, St. Ives Road, Carbis Bay, St. Ives TR26 2SB

## Vacant commercial

- 77 9 Sheppards Row, Exmouth, Devon EX8 1PW
- 90 Mermaid Hotel, The Coombes, Polperro, Looe, Cornwall PL13 2RG

## Vacant residential

- 1 150 & 150a Walton Village, Liverpool L4 6TN
- 2 2 Island Place, Garston, Liverpool L19 6PD
- 4 16 Harrington Road, Crosby, Liverpool L23 5ST
- 6 35 Rudyard Road, Knotty Ash, Liverpool L14 5NN
- 8 21 Glenbank Close, Liverpool L9 2BR
- 10 39 Ursula Street, Bootle, Merseyside L20 2EX
- 11 93 Northway, Wavertree, Liverpool L15 7JG
- 12 153 Hope Street, Leigh, Lancashire WN7 1NP
- 13 6 Kepler Street, Seaforth, Liverpool L21 3TF
- 15 76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ
- 16 54 Cambridge Road, Seaforth, Liverpool L21 1EY
- 20 70 Lidderdale Road, Liverpool L15 3JQ
- 22 8 Jesmond Street, Liverpool L15 1EX
- 23 18 Southdale Road, Liverpool L15 4HZ
- 24 Flat 5, 10 Livingston Avenue, Liverpool L17 4JA
- 25 17 Fidler Street, St. Helens, Merseyside WA10 3DZ
- 28 65 Standish Street, St. Helens, Merseyside WA10 1HY
- 29 Apt 42, 15 Victoria Street, Liverpool L2 5QS
- 31 54 Croxteth Road, Bootle, Merseyside L20 5EB
- 32 31 Redwood Drive, Ormskirk, Lancashire L39 3NS
- 33 292 Orrell Road, Orrell, Wigan, Lancashire WN5 8QZ
- 34 20 Dingle Grove, Liverpool L8 9ST
- 36 25 Littledale Road, Wallasey, Merseyside CH44 8EE
- 37 12 Rodney Street, St. Helens, Merseyside WA10 4HB
- 39 89 Walton Breck Road, Liverpool L4 0RD

- 41 1 Rose Brow, Woolton, Liverpool L25 4RA
- 45 38 Cambria Street, Liverpool L6 6AR
- 46 85 Tudor Street, Liverpool L6 6AG
- 47 65 Chelwood Avenue, Childwall, Liverpool L16 2LL
- 48 117 Linacre Road, Liverpool L21 8NS
- 49 20 Parkinson Road, Liverpool L9 1DL
- 51 3 Burnthwaite Road, Liverpool L14 1PY
- 52 32 Winstone Road, Liverpool L14 0LZ
- 54 53 Ottley Street, Kensington, Liverpool L6 3AL
- 57 71 Brynn Street, St. Helens, Merseyside WA10 1JA
- 58 2 Rose Villas, Wavertree, Liverpool L15 8HJ
- 60 3 Walton Hall Avenue, Liverpool L4 6UD
- 61 136 Queens Drive, Walton, Liverpool L4 6XD
- 64 100 Craven Street, Birkenhead, Merseyside CH41 4BS
- 68 94 Robins Lane, St. Helens, Merseyside WA9 3NH
- 70 35 Clovelly Road, Liverpool L4 2SB
- 71 8 Baron Road, Blackpool FY1 6JU
- 73 39 Hinton Street, Fairfield, Liverpool L6 3AP
- 74 Station House, Mill Lane, West Derby, Liverpool L12 7JA
- 75 40 Greenleaf Street, Liverpool L8 0RB
- 76 Glyn-mor, Truro Road, Lanivet, Bodmin, Cornwall PL30 5ET
- 78 8 Castle Drive, Praa Sands, Penzance, Cornwall TR20 9TF
- 79 1 Boscundle Close, St. Austell, Cornwall PL25 3RN
- 81 43 Prince Charles Road, St. Austell, Cornwall PL25 4JJ
- 82 Moorside, Carninney Lane, Carbis Bay, St Ives TR26 2QJ
- 83 15 Broadparks Avenue, Exeter EX4 9ET
- 84 29 Billacombe Road, Plymouth, Devon PL9 7HX
- 86 Home Court, Dunchideock, Exeter EX6 7YD
- 87 17 Third Avenue, Camels Head, Plymouth PL2 2EH
- 88 2 Carn Bargus, Whitemoor, Nanpean, St. Austell PL26 7XF
- 89 Higher Kerrowe Cottage, Newmill, Penzance, Cornwall TR20 8UY
- 91 32 Edge Grove, Liverpool L7 0HW
- 92 95 Burnage Close, Liverpool L24 2TT

LOT

1

## 150 &amp; 150a Walton Village, Liverpool L4 6TN

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

**Description**

A vacant three storey end of terraced property converted to provide two self-contained flats (one × one bedroom and one × two bedroom). The property benefits from double glazing and central heating and following refurbishment would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum. There is also potential to convert into a HMO subject to gaining any necessary consents.

**Situated**

On the corner of Walton Village and Birchfield Road which is off Walton Lane in a popular and well established location close to local amenities, transport links and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway  
**Flat 1** Hall, Bedroom, Living Room, Kitchen, Bathroom/WC.

**EPC Rating**

Flat 1 C. Flat 2 D

**Council Tax Band**

A

**First Floor**

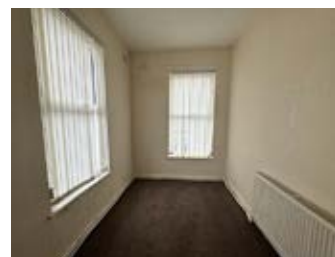
**Flat 2** Hall, Living Room, Two Bedrooms.

**Second Floor**

Kitchen/Diner, Bathroom/WC.

**Outside**

Rear Yard.



LOT

2

## 2 Island Place, Garston, Liverpool L19 6PD

GUIDE PRICE £110,000+\*

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £14,400 per annum. Alternatively, it could be let to three/four tenants or utilised as an Airbnb investment opportunity. The property is suitable for cash buyers only, buyers must make their own enquiries.

**Situated**

Off Island Road which is just off Seddon Road in a popular and well established residential location close to local amenities, Garston Village shopping, schooling and good transport links. Approximately 5 miles from Liverpool city centre.

**Ground Floor**

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

**Council Tax Band**

A

**Joint Agent**

Entwistle Green

**First Floor**

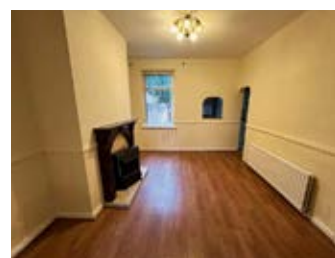
Three Bedrooms.

**Outside**

Yard to the rear.

**EPC Rating**

E





LOT

3

## 140 Borough Road, Wallasey, Merseyside CH44 6NH

GUIDE PRICE £225,000+\*

COMMERCIAL INVESTMENT

**Description**

A substantial three storey plus basement detached commercial property. The ground and first floor comprise a pet shop, carpet show room and ladies only gym which is let to the same tenant on a 7 year lease from 1st January 2023 to 1st January 2030 producing a rental income of £24,000 per annum. The second floor is derelict and would be suitable for redevelopment, subject to gaining any necessary consents. There is also a phone mast on the roof which is let on a lease from 15th October 2013 until 14th October 2063 at a peppercorn rent. The property benefits from partial double glazing and roller shutters.

**Situated**

The property fronts Borough Road at its junction with Hatherly Street in a popular area within close proximity to local amenities and transport links. Liverpool city centre is approximately 5.5 miles away.

**Lower Ground Floor**

Basement – not inspected

**Ground Floor**

**Pet Shop Retail Unit** Main Sales Area, Various Rooms, Store Room Carpet Show Room, Store Room, Office Hall, Ladies & Gentleman's WC's, Store Room, Kitchen Area

**First Floor**

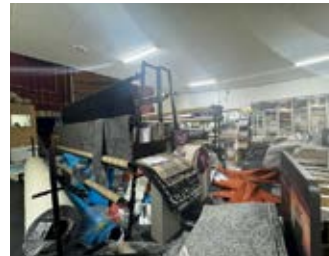
**Gym** Main Gym Area, Office, Store Room, Ladies and Gents WCs, Hall

**Second Floor**

Various Rooms which are mostly back to bare brick – not inspected

**EPC Rating**

TBA



LOT

4

## 16 Harrington Road, Crosby, Liverpool L23 5ST

GUIDE PRICE £150,000+\*

VACANT RESIDENTIAL

**Description**

A fantastic opportunity to acquire a three bedroomed semi-detached house benefiting from double glazing, central heating and a garden to the rear. The property would be suitable for occupation or investment purposes following cosmetic work. The potential rental income is approximately £15,000 per annum

**Situated**

In a sought after location off Coronation Road a stone's throw to Crosby town centre shopping, Bars and Restaurants with good transport links and schooling, and approximately 7 miles from Liverpool city centre.

**Ground Floor**

Hall, Lounge, Kitchen/Pantry, Dining Room.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Garden to the rear.

**EPC Rating**

C

**Council Tax Band**

B



LOT

5

## Apt 9, 28 Argyle Street, Liverpool L1 5DL

GUIDE PRICE **£115,000+\***

RESIDENTIAL INVESTMENT

**Description**

A fourth floor two bed roomed city centre apartment benefiting from double glazing, electric heating, lift access, intercom system and a balcony plus kitchen white goods such as dishwasher and washing machine. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £12,000 per annum.

**Situated**

Fronting Argyle Street which is just off Paradise Street (A5040) in a popular city centre location within easy reach of amenities, bars and restaurants.

**Ground Floor**

Main Entrance Hallway with lift access.

**Council Tax Band**

C

**Fourth Floor**

**Flat** Hall, Open Plan Lounge/Kitchen/Diner, two Bedrooms (one with en-suite Shower Room/WC), Bathroom/WC, Balcony.

**EPC Rating**

D



LOT

6

## 35 Rudyard Road, Knotty Ash, Liverpool L14 5NN

GUIDE PRICE **£110,000+\***

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation or investment purposes with a potential rental income of £11,400 per annum.

**Situated**

Off Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Living Room, Conservatory/Dining Room, Kitchen

**First Floor**

Three Bedrooms, Shower Room/WC

**Outside**

Gardens front and rear, driveway

**EPC Rating**

TBC

**Council Tax Band**

B





LOT

7

## 43 Market Street, Wirral, Merseyside CH47 2BG

GUIDE PRICE **£335,000+\***

DEVELOPMENT OPPORTUNITIES

**Description**

A fantastic redevelopment opportunity to acquire a vacant three storey corner property offered with the benefit of full planning permission for the construction of a two-storey rear extension and conversion of part ground, first and second floor to form four luxury apartments (two x two and two x three bed) with associated cycle and refuse storage. There is also the benefit of a ground floor retail unit, suitable for a number of uses, subject to any consents. Once converted the potential rental income for the apartments would be approximately £1,000/£1,200pcm. The potential rent for the ground floor would be approximately £12,000 per annum. Planning Ref No: APP/22/01040 Plans and drawings are available for inspection.

**Situated**

Situated in a prominent main road position in Hoylake town centre, a few minutes' drive from the beach along Meols Parade, Royal Liverpool Golf Club and a wide range of shops and leisure amenities.

**Ground Floor**

Various rooms.

**EPC Rating**

43 D. 43A D

**First Floor**

Various rooms.

**Second Floor**

Various rooms.



LOT

8

## 21 Glenbank Close, Liverpool L9 2BR

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

**Description**

A three bedroomed mid terraced property benefiting from double glazing, central heating, gardens to the front and rear, driveway. Following a scheme of refurbishment works and modernisation, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £10,500 per annum.

**Situated**

Off Rice Lane (the A59) in a popular and well established residential location within walking distance to Walton Vale amenities, bars and restaurants, transport links and schooling. Approximately 4 miles from Liverpool city centre.

**Ground Floor**

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

**First Floor**

Three Bedrooms.

**Outside**

Driveway, Rear Garden.

**EPC Rating**

D

**Council Tax Band**

A



LOT

9

## Apartment 322, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

**Description**

A one bedroomed third floor apartment with character and unique original features, windows, electric heating and secure intercom entry system. There is a lift service to all floors. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum.

**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

**Third Floor**

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

**EPC Rating**

TBC

**Council Tax Band**

C

**Note**

Please note the internal photographs were taken before the tenant moved in. Sutton Kersh have not inspected the property internally and all details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.



LOT

10

## 39 Ursula Street, Bootle, Merseyside L20 2EX

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

**Description**

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

**Situated**

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

**Ground Floor**

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

**First Floor**

Two Bedrooms.

**Outside**

Yard to rear.

**EPC Rating**

D

**Council Tax Band**

A





LOT  
11

## 93 Northway, Wavertree, Liverpool L15 7JG

GUIDE PRICE **£135,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed end-terraced town house benefiting from double glazing, central heating, conservatory, front garden and an expansive laid to lawn rear garden with a paved patio area. Perfectly located on Northway in the desirable suburb of Wavertree Gardens, L15. The property would be suitable for occupation or investment purposes following some cosmetic work and the potential rental income is approximately £11,500 per annum.

### Situated

Off Waldgrave Road and Thingwall Road in a popular and well-established residential area close to local amenities, schooling and transport links. Edge Lane Retail Park is a short distance away and The property is approximately 4.3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen/Diner, Conservatory

### EPC Rating

D

### Council Tax Band

A

### First Floor

Three Bedrooms, Wetroom/WC

### Joint Agent

Entwistle Green

### Outside

Front Garden and Large Rear Garden



LOT  
12

## 153 Hope Street, Leigh, Lancashire WN7 1NP

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed plus attic room middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes, either let to a family on a single AST or as a four bedroomed HMO, subject to gaining any necessary consents.

### Situated

Off Reeves Street which is in turn off Leigh Road in a popular and well established residential location, close to local amenities, transport link and schooling. Leigh town centre is approximately 0.5 miles away.

### Ground Floor

Vestibule, Hall, Living Room/Letting Room, Kitchen/Diner, WC

### Council Tax Band

A

### Joint Agent

Bridgfords

### First Floor

Three Bedrooms, Bathroom/WC



### Second Floor

Attic Room

### Outside

Yard to the rear.

### EPC Rating

D



LOT  
13

## 6 Kepler Street, Seaforth, Liverpool L21 3TF

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property 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 approx £9,300 per annum.

### Situated

Just off Seaforth Road in a popular residential location within easy access to local amenities, schooling and good transport links. Liverpool city centre is approximately 5 miles north.

### Ground Floor

Living Room, Breakfast/Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
14

## Land at 12–14 Marlborough Road, Tuebrook, Liverpool L13 8AX

GUIDE PRICE **£150,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A cleared freehold site offered with the benefit of full planning permission to erect a three storey detached building comprising seven x two bedroomed self-contained flats with associated car parking, bin store, landscaping and boundary treatment. The development comprises a plot of land approximately 747.12sq m (8,042sq ft). Flats 1–6 551sq ft and Flat 7 838sq ft. We are advised that building control sign off for foundation commencement from London building control dated February 2023. Planning reference: 19F/1203.

### Situated

The site fronts Marlborough Road which is off West Derby Road in a well-established residential area within easy reach of Tuebrook amenities and approximately 3 miles from Liverpool city centre.





LOT  
15

76 Fitzgerald Road, Old Swan, Liverpool L13 5XJ

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

### Description

A three bedroom terraced property benefiting 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 Prescott 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

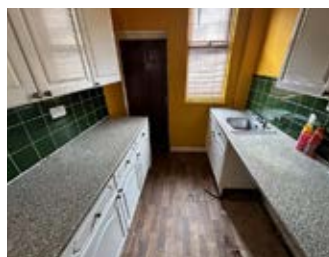
Yard to rear.

### EPC Rating

C

### Council Tax Band

A



LOT  
16

54 Cambridge Road, Seaforth, Liverpool L21 1EY

GUIDE PRICE £125,000+\*

VACANT RESIDENTIAL

### Description

A three storey five bedroomed semi-detached house benefiting from central heating. The property requires a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes. The property also has potential for flat conversion or use as a HMO, subject to gaining the necessary consents. Please note the property is likely to be suitable for cash buyers only.

### Situated

Off Sandringham Road which in turn is off Crosby Road South (A565) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 2 miles from Crosby Beach and approximately 6 miles from Liverpool city centre.

### Ground Floor

Porch, Hall, Three Reception Rooms, Kitchen

### Outside

Gardens to the front and rear, brick outbuilding

### First Floor

Three Bedrooms, Bathroom. Separate WC

### EPC Rating

E

### Second Floor

Two Further Rooms

### Council Tax Band

B



LOT  
17

ON BEHALF OF MORTGAGEES IN POSSESSION

## Land at former Croft Public House, Halton Lodge Ave, Runcorn WA7 5YQ

GUIDE PRICE **£125,000+\***

DEVELOPMENT OPPORTUNITIES

### Description

A vacant plot of land which formerly was a public house and would be suitable for development potential, subject to gaining any necessary consents. The land comes with the benefit of planning permission for the construction of 16 x one bed roomed apartments with associated amenity space, car parking, bin and cycle storage. Interested parties are advised to rely on their own enquiries. Planning reference number: 22/00374/FUL

### Situated

Fronting Halton Lodge Avenue in a popular and well established location close to local amenities and transport links. Runcorn town centre is approximately 1 mile away.

### Note

Please note that the sale is on behalf of mortgagees in possession and interested parties are advised to rely on their own enquiries.



LOT  
18

## 50b Freehold Street, Liverpool L7 0JJ

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

### Description

A three bedroomed flat benefiting from double glazing and central heating. The property is currently let by way of a rolling contract for over 10 years producing a rental income of £5,604 Per annum.

### Situated

Off Prescott Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Second Floor

Flat Hall, Lounge, Kitchen with a Balcony, three Bedrooms, Bathroom/WC

### Outside

Communal Garden and Allocated Parking Space

### EPC Rating

D

### Council Tax Band

A





LOT  
19

100 Queens Drive, Walton, Liverpool L4 6SJ

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

### Description

A six bedroomed HMO investment opportunity fully let producing a rental income of £26,472 per annum. The property comprises a three storey semi-detached providing six letting rooms, two bathrooms/shower rooms, communal lounge and kitchen and benefits from double glazing and central heating. There is also the potential to utilise the space on the second floor to provide further letting rooms by adding additional kitchen facilities or alternatively a self-contained flat, subject to obtaining the necessary planning consents. The property underwent major upgrades to the electrical and fire safety in 2023 to bring it up to date with current standards. We are advised there is a valid HMO licence.

### Situated

The property is prominently located fronting Queens Drive in Walton (L4 6SJ) in a predominantly residential location with a high density of terraced housing. The property benefits from excellent transport links to provide easy access to Liverpool Football Club and Liverpool city centre which is approximately 4 miles away and its suburban district centres and the regional motorway networks (M57 & M62)

### Ground Floor

Vestibule, Main Entrance  
Hallway, two Letting Rooms,  
Communal Lounge and Kitchen,  
Shower room/WC.

### First Floor

Four Letting Rooms, Bathroom/  
WC.

### Second Floor

Two further rooms.

### Outside

Garden to the Rear

### EPC Rating

C

### Council Tax Band

C



LOT  
20

70 Lidderdale Road, Liverpool L15 3JQ

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced house benefiting from central heating. Following a scheme of upgrades and refurbishment works, the property would be suitable for investment purposes with a potential rental income of approximately £12,000 per annum.

### Situated

Off Smithdown Road in a popular and well-established residential area close to the Universities, amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room, Dining Room,  
Kitchen

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the Rear

### EPC Rating

E

### Council Tax Band

A



LOT  
21

## 6 Wesley Street, Southport, Merseyside PR8 1BN

GUIDE PRICE **£40,000+**\*

COMMERCIAL INVESTMENT

### Description

A self-contained ground floor commercial unit within a middle terrace three storey building. The property benefits from a roller shutter and central heating. The premises is currently let as a teeth whitening shop on a two year lease from 2023 producing a rental income of £5,940.00.

### Situated

Off Eastbank Street (A570) in Southport town centre in a popular and well established residential and commercial location within walking distance to local amenities, cafe/ restaurant premises and transport links.

### Ground Floor

Net Internal Area Approximately  
37.1sq m (399sq ft) Shop Area,  
Rear Kitchen, Store, WC

### EPC Rating

D

### Tenure

It is understood that the property is held on a long lease for a term of 999 years commencing November 1993 at a ground rent of £25 per annum.



LOT  
22

## 8 Jesmond Street, Liverpool L15 1EX

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Alderson Road which in turn is off Picton Road in a popular and well established residential location close to local amenities, schooling 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

TBC.

### Council Tax Band

A





LOT  
**23**

## 18 Southdale Road, Liverpool L15 4HZ

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes with the potential rental income being approximately £10,500 per annum. Suitable for cash purchasers only.

### Situated

Off Picton Road in a popular location within easy reach of local amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

### First Floor

Two Bedrooms, Boiler room, Shower/WC

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
**24**

## Flat 5, 10 Livingston Avenue, Liverpool L17 4JA

GUIDE PRICE **£75,000–£80,000**\*

VACANT RESIDENTIAL

### Description

A second floor self-contained one bedroomed apartment within a terraced building which is in close proximity to Lark Lane and Sefton Park. The property benefits from double glazing, central heating and a secure intercom system and following a scheme of modernisation works it would be suitable for occupation or investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Lark Lane in a popular and well established residential location close to bars, restaurants, local amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway.

### Second Floor

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

### EPC Rating

TBC.

### Council Tax Band

A



LOT  
**25**

## 17 Fidler Street, St. Helens, Merseyside WA10 3DZ

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced property 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 Whittle Street which in turn is off Stafford Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from St Helens Retail Park and 12 miles from Liverpool city centre.

### Ground Floor

Lounge/Dining Room, Kitchen,  
Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

D

### Council Tax Band

A



LOT  
**26**

## 41 Borough Road, St. Helens, Merseyside WA10 3SX

GUIDE PRICE **£70,000+\***

RESIDENTIAL INVESTMENT

### Description

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

### Situated

Off Westfield Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from St Helens Retail Park and approximately 12 miles from Liverpool city centre.

### Ground Floor

Lounge/Dining Room, Kitchen,  
Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

D

### Council Tax Band

A





LOT  
27

177 Westminster Road, Liverpool L4 4LR

GUIDE PRICE £60,000+\*

MIXED USE

### Description

A vacant three storey plus basement middle terraced mixed use premises comprising a ground floor retail unit which was previously let as a takeaway and is now in need of refurbishment and modernisation together with two x one bedroomed separately accessed self-contained flats. The property benefits from majority double glazing, electric heating and electric roller shutters and once upgraded the potential rental income would be approximately £18,000 per annum.

### Situated

Off County 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.

### Lower Ground Floor

Basement – not inspected

WC, Open Plan Kitchen/Living Room

### Ground Floor

**Retail Unit** Main Sales Area, two Rear Rooms

### Outside

Yard to the rear

### First Floor

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

### EPC Rating

Shop TBC. Flat 1 TBC. Flat 2 TBC

### Second Floor

**Flat** Bedroom, Shower Room/

### Council Tax Band

A



LOT  
28

65 Standish Street, St. Helens, Merseyside WA10 1HY

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a rental income of £9,600 per annum.

### Situated

Off Atlas Street in a popular and well-established residential areas close to local amenities, schooling and transport links. The property is approximately 1 mile from St Helens Retail Park and 15 miles from Liverpool city centre.

### Ground Floor

Lounge/Dining Room, Kitchen, Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

D

### Council Tax Band

A



LOT  
29

## Apt 42, 15 Victoria Street, Liverpool L2 5QS

GUIDE PRICE **£44,000+\***

VACANT RESIDENTIAL

### Description

An open plan studio/one bedroomed third floor apartment benefiting from double glazing, central heating (boiler not working) and secure entry system. The property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

### Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

### Ground Floor

Main Entrance Hallway.

### Third Floor

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

### EPC Rating

C

### Council Tax Band

B



LOT  
30

## 7 Ellet Grove, Tuebrook, Liverpool L6 4AB

GUIDE PRICE **£110,000+\***

RESIDENTIAL INVESTMENT

### Description

A six bedroomed end-of-terrace property 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 £9,600 per annum.

### Situated

Off Rocky Lane which in turn is off West Derby Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall. Two letting rooms. Kitchen/  
diner. Shower/WC

### Council Tax Band

B

### First Floor

Lounge. Two lettings rooms.  
Bathroom. Boiler room

### Second Floor

Two letting rooms

### Outside

Yard to Rear

### EPC Rating

E





LOT  
31

## 54 Croxteth Road, Bootle, Merseyside L20 5EB

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom end of terrace property benefiting from partial double glazing and central heating with the potential to convert back to three bedroom house. Following a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £10,200 per annum.

### Situated

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

### Ground Floor

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

### Council Tax Band

A

### First Floor

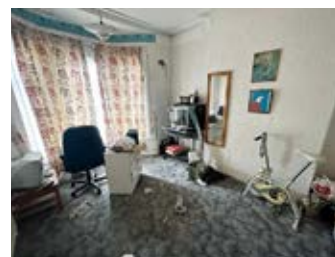
Two Bedrooms, Wetroom, Separate WC.

### Outside

Yard to rear.

### EPC Rating

D



LOT  
32

## 31 Redwood Drive, Ormskirk, Lancashire L39 3NS

GUIDE PRICE **£175,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed semi-detached bungalow benefiting from double glazing, central heating, conservatory, gardens to the front and rear and off road parking for several cars. The property is in good condition and suitable for occupation or investment purposes.

### Situated

Off Redwood Drive which is off Cottage Lane in the ever popular and well established residential location, close to local amenities, including bars and restaurants and excellent transport links to Liverpool and Southport. Ormskirk town centre is approximately 1 mile away.

### Ground Floor

Porch Entrance, Hallway, Two Bedrooms, Wetroom/ WC, Kitchen, Living Room, Conservatory.

### Outside

Block paved driveway and well maintained rear garden.

### Council Tax Band

C

### EPC Rating

C



LOT  
33

292 Orrell Road, Orrell, Wigan, Lancashire WN5 8QZ

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

#### Description

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

#### Situated

Fronting Orrell Road in a popular location close to local amenities, schooling and transport links and is approximately 4 miles from Wigan town centre.

#### Ground Floor

Lounge, Dining Room, Kitchen,  
Separate WC, Utility Room

#### First Floor

Three Bedrooms, Shower Room/  
WC

#### Outside

Yard to Rear

#### EPC Rating

E

#### Council Tax Band

C



LOT  
34

20 Dingle Grove, Liverpool L8 9ST

GUIDE PRICE **£75,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed middle-terraced house benefiting from central heating and partial double glazing. Following a scheme of refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

#### Situated

Off Park 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 and approximately 1 mile from Sefton Park and Lark Lane amenities.

#### Ground Floor

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

#### Council Tax Band

A

#### Joint Agent

Entwistle Green

#### First Floor

Two Bedrooms

#### Second Floor

Further Room

#### Outside

Yard to Rear

#### EPC Rating

G





LOT  
**35**

## Garage, 24 Penrith Road, Basingstoke, Hampshire RG21 8XF

GUIDE PRICE **£7,000+\***

GARAGES

### Description

A single lock-up garage suitable for storage use or car/motorcycle parking.

### Situated

Off Penrith Road which is situated between Worting Road and Winchester Road in predominantly residential area within close proximity to local amenities and transport links.

### Note

Please note Sutton Kersh have not carried out an inspection of this property.



LOT  
**36**

## 25 Littledale Road, Wallasey, Merseyside CH44 8EE

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

An end terraced property converted to provide two self-contained flats (one x one bedroomed and one x two bedroomed) benefiting from double glazing and central heating. The flats are in good order throughout and would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum.

### Situated

Off Liscard Road in a popular and well established residential location close to local amenities, schooling, transport links and Kingsway Tunnel to Liverpool city centre.

### Ground Floor

Main Entrance, Hallway.

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

### Council Tax Bands

**Flat 1 A. Flat 2 A**

### First Floor

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

### Outside

Yard to the rear.

### EPC Ratings

**Flat 1 D. Flat 2 D**



LOT  
**37**

## 12 Rodney Street, St. Helens, Merseyside WA10 4HB

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment, the property would be suitable for investment purposes with a potential rental income of approximately £8,100 per annum.

### Situated

Off Cambridge 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 St Helens Retail Park.

### Ground Floor

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

### Joint Agent

Entwistle Green



### First Floor

Two Bedrooms

### Outside

Yard to the Rear

### EPC Rating

D

### Council Tax Band

A



LOT  
**38**

## 195 Rathbone Road, Wavertree, Liverpool L13 1BB

GUIDE PRICE **£80,000+\***

RESIDENTIAL INVESTMENT

### Description

A two-storey corner property comprising two × one bedroomed self-contained flats benefiting from double glazing and central heating and each with their own separate entrance. Both flats are currently let by way of Assured Shorthold Tenancies producing £10,500 per annum

### Situated

Fronting Rathbone Road on the corner of Oceanic Road in a popular and well-established location within walking distance to Edge Lane Retail Park and approximately 3 miles from Liverpool city centre.

### Ground Floor

**Flat 1** Hall, Open Plan Kitchen/Dining room, Lounge, one Bedroom, Shower room/WC

### Council Tax Band

**Flat 1 A. Flat 2 A**

### Note

Sutton Kersh have only inspected Flat 1 and the details for Flat 2 have been provided by the vendor.

### First Floor

**Flat 2** Hall, Lounge/Kitchen, one Bedroom, Shower room/WC

### Outside

Yard to Rear.

### EPC Rating

**Flat 1 D. Flat 2 D**





LOT  
39

## 89 Walton Breck Road, Liverpool L4 0RD

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroom middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable for resale or investment purposes or potentially an Airbnb investment opportunity subject to consents. If let to a family the potential rental income would be approximately £12,000 per annum.

### Situated

Fronting Walton Breck Road within walking distance to local amenities, schooling, good transport links and Liverpool Football Club. Liverpool city centre is approximately 2 miles away.

### Basement

Cellar – Not Inspected

### EPC Rating

E

### Ground Floor

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

### Council Tax Band

A

### First Floor

Four Bedrooms, Shower Room, Bathroom/WC.

### Outside

Yard to rear.



LOT  
40

## 122 Albion Street, St. Helens, Merseyside WA10 2HA

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £5,112 per annum.

### Situated

Off Eccleston Street in a popular residential location close to local amenities, schooling and transport links. St Helens town centre is approximately 1 mile away.

### Ground Floor

Living Room, Kitchen/Diner, Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Rear Yard and Outbuilding.

### EPC Rating

D

### Council Tax Band

A





LOT  
41

## 1 Rose Brow, Woolton, Liverpool L25 4RA

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroomed Grade II listed cottage benefiting from wooden sash windows, central heating and a communal garden. The property would be suitable for occupation or investment purposes following minor decoration and carpeting with a potential rental income of £1,000 per calendar month. Alternatively, it could be utilised as an Airbnb investment opportunity.

### Situated

Fronting Woolton Road in a sought after residential location within walking distance to Woolton Village shops, bars and restaurants. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Lounge, Kitchen/Diner,  
Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Communal Garden.

### EPC Rating

E

### Council Tax Band

B



LOT  
42

## Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS

GUIDE PRICE **£75,000+**\*

RESIDENTIAL INVESTMENT

### Description

A one bedroomed ground floor duplex apartment within a Grade II listed building which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,700 per annum. The property benefits from Economy 7 heating, intercom system, most of its original period features and a communal rear yard and parking space.

### Situated

Off Upper Parliament Street and Falkner Square in the popular Georgian Quarter within walking distance to the city centre, Women's Hospital and many of the university buildings.

### Ground Floor

Main Entrance Hallway  
**Flat** Hall, Open Plan Lounge/  
Kitchen.

### Council Tax Band

A

### Lower Ground Floor

One Bedroom, Bathroom/WC,  
Store Room/Utility

### Outside

Communal Rear Yard and 1  
Parking Space.

### EPC Rating

F



LOT  
**43**

## 70, 70a & 72a Argyle Street, Birkenhead, Merseyside CH41 6AF

GUIDE PRICE **£100,000+\***

COMMERCIAL INVESTMENT

### Description

A substantial four storey detached property comprising two ground floor retail units, one vacant and one let as a pizza takeaway by way of a 25 year lease from 2016 producing a rental income of £9,600 per annum. The upper floors, accessed via a separate front entrance, offer several rooms which are derelict and would be suitable for redevelopment to convert to provide several self-contained flats or an HMO investment opportunity, subject to gaining the necessary consents. The pizza takeaway benefits from double glazing and electric roller shutters. The potential income from the vacant kiosk is approx £6,500 per annum.

### Situated

Fronting Argyle Street close to its junction with Dacre Street in a popular and prominent position close to local amenities, transport links and approximately 3.5 miles from Liverpool city centre.

### Ground Floor

**Shop 70** Main Sales Area,  
Kitchen/Food Preparation Room,  
Store Room, WC  
**Shop 72a** Kiosk, WC

### Second/Third Floor

Various Rooms which are derelict

### EPC Rating

TBC

### First Floor

Various Rooms which are derelict



LOT  
**44**

## 2 & 4 George Street and 4 & 6 Hall Street, St. Helens WA10 1BU

GUIDE PRICE **£100,000+\***

COMMERCIAL INVESTMENT

### Description

A commercial investment opportunity producing a rental income of £16,400 per annum. A two storey plus basement corner property comprising two commercial units, one being used as a clothes shop on a 15 year lease from 17th October 2018 producing a rental income of £7,656 per annum and the other is used as a restaurant on a 15 year lease from 13th October 2021 producing a rental income of £8,400 per annum. The upper floor is used as ancillary accommodation but has potential for use as a HMO or flat conversion subject to gaining any necessary consents. The property benefits from roller shutters. Please note the property is situated close to St Helens regeneration project.

### Situated

Off Hall Street which in turn is off Church Street in a popular and well-established area close to local amenities and transport links. The property is approximately 0.5 miles from St Helens Retail Park and 15 miles from Liverpool city centre.

### Basement

Not Inspected

### Ground Floor

**4 George Street (clothes shop)**  
Main Shop Area  
**4 & 6 Hall Street and 2 George Street (restaurant)** Restaurant Area, Seating Area, Ladies & Men's WCs, Kitchen

### First Floor

**4 George Street** Two Rooms used as storage  
**4 & 6 Hall Street and 2 George Street** Ancillary Storage Rooms, Fridge Area

### Outside

Small Yard Area



### EPC Rating

TBC



LOT  
45

## 38 Cambria Street, Liverpool L6 6AR

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom middle terraced property 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 £9,600 per annum.

### Situated

Off Boaler Street which in turn is off Sheil Road in a popular residential location within easy reach of local amenities, schooling, Newsham Park and good transport links. Liverpool city centre is approximately 3 miles away.

### Ground Floor

Lounge, Dining Room, kitchen, Bathroom/WC

### First Floor

Two Bedrooms

### Outside

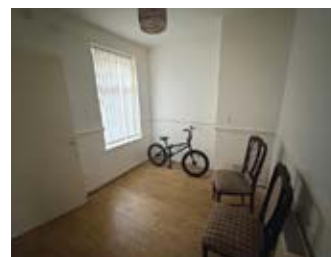
Yard to rear

### EPC Rating

C

### Council Tax Band

A



LOT  
46

## 85 Tudor Street, Liverpool L6 6AG

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

A two bedroom mid terraced property benefiting from double glazing and central heating. The property is in good order throughout and is ready to let with a potential rental income of approximately £9,000 per annum.

### Situated

Off Molyneux Road in a popular residential and well-established area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms

### Outside

Yard to rear.

### EPC Rating

C

### Council Tax Band

A





LOT  
47

## 65 Chelwood Avenue, Childwall, Liverpool L16 2LL

GUIDE PRICE **£220,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from majority double glazing, central heating and front garden with driveway together with a large rear garden. The property is a blank canvas to put your own stamp on it and there is potential to extend to the side and rear subject to any consents. Once modernised the property would make an excellent family home.

### Situated

Off Childwall Valley Road in a popular and well established residential location, close to local amenities, Belle Vale Shopping Centre, schooling and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Hall, Lounge, WC, Rear Dining Room (French Doors) and Kitchen.

### Council Tax Band

C

### First Floor

Three Bedrooms, Bathroom with separate WC.

### Outside

Front Garden, Driveway, Large Rear Garden and Outhouse.

### EPC Rating

TBC



LOT  
48

## 117 Linacre Road, Liverpool L21 8NS

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

### Description

A vacant middle terraced property converted to provide two x one bedroomed self-contained flats Each flat benefits from their own separate entrance, double glazing and electric heating. Following minor repairs, the property would be suitable for investment purposes with a potential rental income of approximately £14,400 per annum.

### Situated

Fronting Linacre Road in a popular and well-established location amongst other local amenities, close to schooling, transport links and approximately 5.5 miles from Liverpool city centre.

### Ground Floor

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

### Council Tax Band

TBC

### First Floor

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

### Outside

Yard to the rear.

### EPC Rating

117A F, 117B E



LOT  
**49**

ON BEHALF OF A HOUSING ASSOCIATION

**20 Parkinson Road, Liverpool L9 1DL**

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

#### Description

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

#### Situated

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

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen

#### First Floor

Bathroom/WC, two Bedrooms

#### Outside

Yard to the Rear

#### EPC Rating

D

#### Council Tax Band

A



LOT  
**50**

**Flat 4, Lisbon Buildings, 35 Victoria Street, Liverpool L1 6BG**

GUIDE PRICE **£100,000+\***

RESIDENTIAL INVESTMENT

#### Description

A two bedroomed first floor apartment situated in The Lisbon Building benefiting from double glazing, electric storage heaters and secure entry system. The property is currently let to 2 students at a total rental income of £10,200 per annum. The vendor advised that the property can be vacant on completion. The vendor advises the boiler was replaced three months ago and there have been other updates such as a new bathroom floor. The property may be subject for use as an Airbnb, subject to gaining necessary consents.

#### Situated

Fronting Victoria Street in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

#### Ground Floor

Main Entrance Hallway.

#### First Floor

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

#### EPC Rating

E

#### Council Tax Band

C





LOT  
51

## 3 Burnthwaite Road, Liverpool L14 1PY

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

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

### Situated

Off Chilcott Road which is off Queens Drive in a popular residential location within easy reach of Old Swan shopping facilities, with good transport links and schooling. Liverpool city centre is approximately 5 miles away.

### Ground Floor

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

### Council Tax Band

B

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms, Bathroom, Separate WC.

### Outside

Gardens Front, Rear and Side. Driveway

### EPC Rating

C



LOT  
52

## 32 Winstone Road, Liverpool L14 0LZ

GUIDE PRICE **£90,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed middle town house benefiting from double glazing, central heating, gardens to the front and rear and off road parking. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Dovecot Avenue which in turn is off East Prescot Road in a popular and well-established residential area close to local amenities, schooling and good transport links. The property is approximately 7 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner, Shower Room/WC

### Joint Agent

Entwistle Green



### First Floor

Three Bedrooms

### Outside

Front and Rear Gardens, Driveway

### EPC Rating

D

### Council Tax Band

A





LOT  
**53**

## 1b Heathfield Court, Slim Road, Liverpool L36 7TL

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A first floor purpose built two bedroomed self-contained flat benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,700 per annum.

### Situated

Off Arnhem Road which in turn is off Salerno Drive in a popular and well established residential location close to local amenities, schooling and approximately 8 miles from Liverpool city centre.

### Ground Floor

Main Entrance, Hallway.

### First Floor

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

### Outside

Communal Gardens.

### EPC Rating

C

### Council Tax Band

A



LOT  
**54**

## 53 Ottley Street, Kensington, Liverpool L6 3AL

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

Off Sheil Road in a popular residential location within walking distance to local amenities, schooling, Newsham Park and good transport links. Liverpool city centre is approx 3 miles away.

### Ground Floor

Through lounge/Dining room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

### Joint Agent

Entwistle Green



### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A

LOT  
55

## 9b Heathfield Court, Slim Road, Liverpool L36 7TL

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

### Description

A first floor purpose built two bedroomed self-contained flat benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,000 per annum.

### Situated

Off Arnhem Road which in turn is off Salerno Drive in a popular and well established residential location close to local amenities, schooling and approximately 8 miles from Liverpool city centre.

### Ground Floor

Main Entrance, Hallway.

### First Floor

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

### Outside

Communal Gardens.

### EPC Rating

E

### Council Tax Band

A



LOT  
56

## 231 Walton Village, Liverpool L4 6TH

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

### Description

A middle terrace property converted to provide two x one bedroomed self-contained flats. The property benefits from double glazing and central heating. The first floor flat is let by way of a rolling Assured Shorthold Tenancy Agreement to a long standing tenant at a rental income of £6,300 per annum. The ground floor flat is currently vacant and ready for immediate occupation, once fully let the potential rental income would be in excess of £13,000 per annum.

### Situated

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

### Ground Floor

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

### First Floor

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

### Outside

Yard to Rear

### EPC Rating

**Flat 1 D. Flat 2 E**

### Council Tax Band

A

### Joint Agent

Sid Vance





LOT  
57

## 71 Brynn Street, St. Helens, Merseyside WA10 1JA

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is in excellent condition and has recently been refurbished throughout to include a new roof, rewire, new kitchen and new carpeting throughout. The property would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £10,500 per annum.

### Situated

Off Cansfield Street which in turn is off Birchley Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 miles from St Helens Retail Park.

### Ground Floor

Hall, Living Room with patio doors, Kitchen (with integrated fridge freezer), Utility Room, Bathroom/WC

### Council Tax Band

A

### First Floor

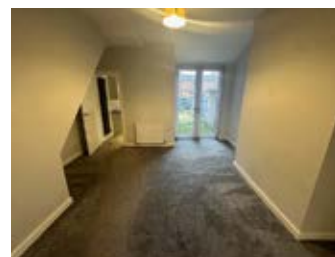
Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

E



LOT  
58

## 2 Rose Villas, Wavertree, Liverpool L15 8HJ

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

### Description

A fantastic and rare opportunity to acquire a four bedroomed double fronted cottage style property benefiting from central heating, a front garden and a rear yard. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £12,000 per annum. Alternatively it could be utilised as an Airbnb investment opportunity subject to consents.

### Situated

Set back off Prince Alfred Road which in turn is off High Street in a popular and well established residential location close to local amenities, The Mystery Park, schooling and approximately 4 miles from Liverpool city centre.

### Ground Floor

Entrance Hallway, two Reception Rooms, Breakfast Room/Kitchen.

### Council Tax Band

A

### First Floor

Four Bedrooms, Bathroom/WC.

### Outside

Front Garden, Rear Yard, Outhouse/Utility Room.

### EPC Rating

TBC





LOT  
59

## Apt 37 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed ground floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £7,920 per annum. There is potential to increase the rent to a market value of £750pcm. The property benefits from double glazing, central heating, secure intercom system, communal gardens and parking and a garage.

### Situated

In a desirable neighbourhood off Grange Lane within close proximity to local amenities, Gateacre village bars and restaurants, schooling and good transport links. Woolton Village is approx 1.5 miles away.

### Ground Floor

Main Entrance Hallway.

### Council Tax Band

B

### Ground Floor

Flat Hall, Lounge (patio doors), Kitchen, two Bedrooms (one with Balcony), Bathroom/WC.

### Outside

Communal Gardens, Parking and a garage.

### EPC Rating

C



LOT  
60

## 3 Walton Hall Avenue, Liverpool L4 6UD

GUIDE PRICE **£100,000+\***

VACANT RESIDENTIAL

### Description

A four bedroomed end terraced house benefiting from double glazing and central heating. Following modernisation and a scheme or refurbishment works the property would be suitable for investment purposes with the potential rental income being approximately £12,000 per annum

### Situated

Fronting Walton Hall Avenue between Walton Village and Queens Drive in a popular and well established residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Third Reception room, Kitchen.

### First Floor

Four Bedrooms, Bathroom/WC.

### Outside

Yard to the rear with double gates.

### EPC Rating

TBA

### Council Tax Band

B



LOT  
**61**

## 136 Queens Drive, Walton, Liverpool L4 6XD

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A four bedroomed middle terraced property benefiting from double glazing, central heating and a good sized rear yard. Following a scheme of modernisation works, the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £12,000 per annum.

### Situated

Fronting Queens Drive at its junction with Walton Hall Avenue close to local amenities and transport links. Liverpool city centre is approximately 5 miles away.

### Ground Floor

Porch Entrance, Hallway, Lounge, Dining Room, Morning Room, Kitchen, Utility Room/WC.

### Council Tax Band

B

### First Floor

Four Bedrooms, Shower Room/WC.

### Outside

Good Sized Yard to rear.

### EPC Rating

TBC



LOT  
**62**

## 572-574 Longmoor Lane, Liverpool, Merseyside L10 9LA

GUIDE PRICE **£150,000+**\*

MIXED USE

### Description

A mixed use investment opportunity comprising a ground floor double fronted retail unit together with a three bedroomed self-contained flat above accessed via a separate rear entrance. The property is currently fully let producing a rental income of £16,800 per annum. The retail unit is currently let at £9,000 per annum and the flat is producing a rental income of £7,800 per annum. The property benefits from double glazing, electric heating, electric roller shutters.

### Situated

Fronting Longmoor Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, two Rear Rooms  
**Flat** Kitchen, Stairs to First Floor

### EPC Rating

**Shop** TBC. **Flat** TBC

### Council Tax Band

A

### First Floor

**Flat** Living Room, three Bedrooms, Bathroom/WC

### Outside

Rear Yard, External WC





LOT  
**63**

**32 Cullen Street, Liverpool L8 0QZ**

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

#### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by the way of an assured shorthold tenancy producing a rental income of £4,992 per annum.

#### Situated

Off Smithdown Road in a well-established residential location close to local amenities, schooling and transport links. The property is approximately 2 miles from Liverpool city centre and approximately 1 mile from Sefton Park and Lark Lane amenities.

#### Ground Floor

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

#### First Floor

Two Bedrooms

#### Outside

Yard to rear

#### EPC Rating

C

#### Council Tax Band

A



LOT  
**64**

**100 Craven Street, Birkenhead, Merseyside CH41 4BS**

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

#### Description

A four bedroomed middle terraced house benefiting from double glazing and central heating. Following completion of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

#### Situated

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

#### Ground Floor

Hall, Bedroom with Ensuite Shower Room/WC, Rear Living Room, Kitchen (no window)

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

#### EPC Rating

G

#### Council Tax Band

A





LOT  
**65**

**53 Southey Street, Bootle, Merseyside L20 4LJ**

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

**Description**

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is let by the way of an assured shorthold tenancy to a long standing tenant producing a rental income of £6,000 per annum.

**Situated**

Off Marsh Lane A5098 in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool city centre.

**Ground Floor**

Hall, Through Living Room/  
Dining Room, Kitchen.

**First Floor**

Four Piece Bathroom/WC, Two  
Bedrooms.

**Outside**

Yard to rear.

**EPC Rating**

C

**Council Tax Band**

A



LOT  
**66**

**9 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH**

GUIDE PRICE **£77,000+\***

RESIDENTIAL INVESTMENT

**Description**

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £8,100 per annum.

**Situated**

Off Windy Arbor Road in a popular residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 9 miles away.

**Ground Floor**

Kitchen, Living Room, Dining  
Room.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Front Garden and Rear Yard.

**EPC Rating**

C

**Council Tax Band**

A



LOT  
**67**

62 Portland Street, Birkenhead, Merseyside CH41 0BN

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

#### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by an Assured Shorthold Tenancy holding over producing £6,300 per annum. There is potential to increase the rental income to a market value of £750pcm.

#### Situated

Between Upper Brassey Street and Norman Street within close proximity to local amenities, transport links to include both the Queensway and Kingsway Tunnels and within walking distance to Birkenhead Park. Approximately 2 miles from Birkenhead town centre.

#### Ground Floor

Hall, Through Lounge/Dining Room, Kitchen.

#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Rear Yard, Outhouse.

#### Council Tax Band

A

#### EPC Rating

D



LOT  
**68**

94 Robins Lane, St. Helens, Merseyside WA9 3NH

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

#### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens to the front and rear and driveway plus a two floor rear extension. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

#### Situated

Fronting Robins Lane which is off Marshall Cross Road in a popular and well established residential location close to local amenities, schooling and transport links.

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom, Separate WC

#### Outside

Gardens to the front and rear, Outbuilding, Greenhouse.

#### EPC Rating

C

#### Council Tax Band

C



LOT  
69

## Apt 6 Park Lane Plaza, 2 Jamaica Street, Liverpool L1 0AF

GUIDE PRICE **£80,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroomed flat in a purpose built block 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 £11,400 per annum (£950pcm from April 2024 for 12 months). We have been advised by the vendor that the apartment was refurbished including full repaint and furniture pack in March 2024. There is also on site gated communal parking. Cladding remediation works are currently being undertaken fully funded by BSR, with contractors on site and due to complete and sign off the EWS1 in Q1 2025.

### Situated

Fronting Park Lane which in turn is off Paradise Street in the city centre close all city centre amenities and transport links. The property is approximately a 10 minute walk to The Albert Dock.

### Ground Floor

Main Entrance Hallway  
Flat Hall, Open Plan Living Room/Dining Room/Kitchen, two Bedrooms, Bathroom/WC

### Council Tax Band

B

### Outside

Gated Communal Car Park

### EPC Rating

D

**SOLD PRIOR**



LOT  
70

## 35 Clovelly Road, Liverpool L4 2SB

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

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

### Situated

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

### Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen, Wet Room/WC

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to rear.

### EPC Rating

D

### Council Tax Band

A

**SOLD PRIOR**





LOT  
71

8 Baron Road, Blackpool FY1 6JU

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

### Description

A two bedroom first floor 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 2.5 miles away.

Ground Floor  
Entrance Hallway

### First Floor Flat

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

### Outside

Garage.

### EPC Rating

C

SOLD PRIOR



LOT  
72

Land and Buildings, 112-114 Gray Street, Bootle L20 4PR

GUIDE PRICE £60,000+\*

DEVELOPMENT OPPORTUNITIES

### Description

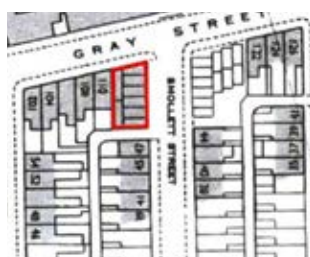
A site offered with the benefit of full planning permission to erect 2 dwellings (one x three and one x two bed) with rear gardens following the demolition of the existing workshop and garages. We believe all main services are available, however potential purchasers should make their own enquiries. Planning Ref No: DC/2020/00772

### Situated

Fronting Gray Street on the corner of Smollett Street in an established residential location within easy reach of local amenities, schooling and good transport links. Liverpool city centre is approximately 5 miles north of Liverpool city centre.

### Accommodation

Plans are available for inspection



LOT  
73

## 39 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes with a potential rental income of £7,800 per annum.

### Situated

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

### Ground Floor

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

### First Floor

Two Bedrooms

### Outside

Yard to the rear.

### EPC Rating

D

### Council Tax Band

A



LOT  
74

## Station House, Mill Lane, West Derby, Liverpool L12 7JA

GUIDE PRICE **£150,000+\***

VACANT RESIDENTIAL

### Description

A fantastic opportunity to acquire a two bedroomed double fronted semi-detached period house bursting with charm and character. The property has recently been fully refurbished and is in excellent condition, benefiting from double glazing and central heating, modern fitted kitchen and bathroom. The property also offers direct views to the old railway platform which is now a footpath. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £12,000 per annum.

### Situated

Fronting Mill Lane which is in turn off Queens Drive in a popular and well established residential location within walking distance to West Derby Village and good schooling and transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

Grand Entrance Hall, two spacious Reception Rooms on either side, modern fitted Kitchen, boiler room

### First Floor

Two double Bedrooms, Bathroom/WC.

### Outside

Rear yard, side courtyard with gated access

### EPC Rating

D

### Council Tax Band

B





LOT  
75

40 Greenleaf Street, Liverpool L8 0RB

GUIDE PRICE £55,000+\*

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £9,000 per annum.

### Situated

Off Smithdown Road in a popular and well established residential location close to local amenities, schooling with good transport links and approximately 2 miles from Liverpool city centre.

### Ground Floor

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

### Tenure

Freehold

### First Floor

Two Bedrooms

### Outside

Yard to the rear.

### EPC Rating

C

### Council Tax Band

A



## First class service



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Just little few lines to say how happy we are with the service of Sutton Kersh Auctions. We called them to sell our property which was in need of renovation. I met a lovely lady named Cathy Holt who went through everything with me. We were willing to take an offer of £76,000 but Cathy advised me not to and I'm so glad I took her advice as one week later she sold it for £110,000.

If you are thinking of selling your house I would advise anyone to call Sutton Kersh.

Thank you very much Cathy ❤️



### Description

A fabulous opportunity to acquire a four bedroom detached character property requiring modernisation, set in a plot size of 0.4 acres with landscaped gardens, two studios with sound proofing and insulation, a former water mill and mill stream with an attached derelict barn, a second detached single storey barn and on-drive parking for several vehicles. The property offers tremendous potential for the restoration and possible conversion of the outbuildings to residential or ancillary use, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

### Situated

Truro Road runs through the heart of the extremely popular village of Lanivet, with a range of shops catering for day to day needs, primary school, church, play park and a public house, with further facilities and amenities in Bodmin circa 3 miles away via the A30.

### Ground Floor

Entrance porch, hallway, sitting room, snug, kitchen with larder off and scullery.

### First Floor

Landing, four bedrooms and bathroom.

### Outside

Walled front garden with well

and landscaped rear gardens, an attached artist's studio with sound proofed booth, a further detached studio/games room being fully insulated with a sound proofed booth set in its own private garden area, a former two storey working mill and attached derelict barn, a single storey detached barn/former cow byre and on drive



parking for several vehicles, the whole totalling circa 0.4 acres.

### Viewings

Strictly by prior appointment with Miller Countrywide Bodmin 01208 77991. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

F

### Council Tax Band

D



LOT  
77

## 9 Sheppards Row, Exmouth, Devon EX8 1PW

GUIDE PRICE **£90,000+**\*

VACANT COMMERCIAL

### Description

An interesting opportunity to acquire a vacant currently two storey commercial property situated at the end of a no-through lane in Exmouth town centre, with gated access, yard and storage area. Windows to the first floor have been installed and the property has been stripped out and re-wired. A Grant of Conditional Planning Permission was issued by East Devon District Council, under application number 19/1930/FUL on the 3rd January 2020 for 'Alterations and extension including single storey front and side extension, addition of second storey to building and installation of windows on first floor east elevation', works having been commenced. Whilst the current permission allows for office use, the property would lend itself to a variety of uses subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries.

### Situated

Sheppards Row is situated in the heart of Exmouth town centre, offering a wide range of shopping, educational and leisure facilities catering for all age groups, along with its sandy beaches, working harbour and branch line to Exeter city centre.

### Proposed Accommodation

#### Ground Floor

Storage areas.

#### First Floor

Office, workroom and WC.

### Second Floor

Office and WC.

### Outside

Yard space and storage area.

### Viewings

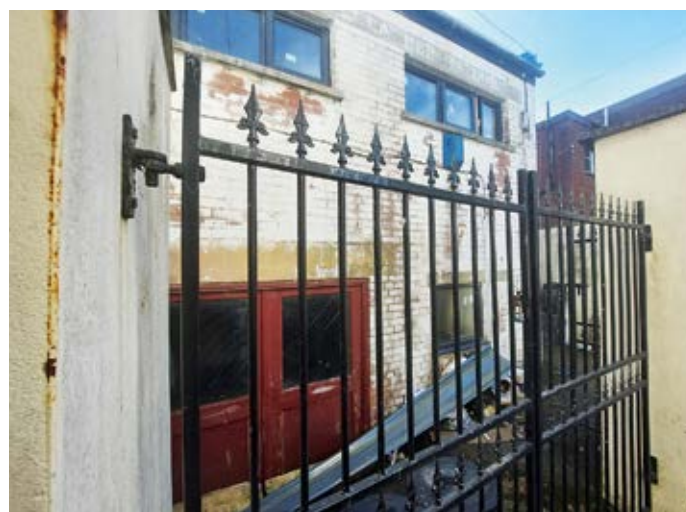
Strictly by prior appointment with Fulfords Exmouth 01395 320082. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

G

### VOA Rating

£6,000



LOT  
78

## 8 Castle Drive, Praa Sands, Penzance, Cornwall TR20 9TF

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A sizeable three bedroom semi-detached extended family home situated in the highly desirable Praa Sands with sea views and a level walk to the beach. The property offers three reception rooms, kitchen, rear lobby with WC and separate wet room, three bedrooms and a family bathroom to the first floor, a basement storeroom accessed externally, detached garage with on additional on drive parking for several vehicles in tandem and good sized front and rear gardens. Cash Buyers Only.

### Situated

Praa Sands is an extremely sought after coastal area, situated between Helston and Penzance, with a stunning mile long sandy beach and rugged coastline being a designated Area of Outstanding Natural Beauty and Special Scientific Interest. Nearby amenities include local shops catering for day to day needs, cafes and restaurants, being readily commutable to the A30.

### Ground Floor

Entrance porch, hallway, lounge, dining room, third reception room, kitchen, rear lobby, utility room and cloakroom.

### First Floor

Landing three bedrooms and bathroom.

### Basement

Store room accessed externally.

### Viewings

Strictly by prior appointment with Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

E

### Council Tax Band

D

### Note

The property has had stage 2 testing for Mundic with an overall classification of B. Please refer to the legal pack for further details.



LOT  
79

1 Boscundle Close, St. Austell, Cornwall PL25 3RN

GUIDE PRICE **£340,000+**\*

VACANT RESIDENTIAL

#### Description

A sizeable three bedroom extended detached bungalow in a cul-de-sac location, offering four reception rooms, kitchen, bathroom and a separate WC, utility room and single garage, along with on-drive parking for several vehicles and low maintenance gardens to the front, side and rear of the property.

#### Situated

Boscundle is a small hamlet situated to the east of St Austell within circa two miles of the coast and the Eden Project, with nearby public house and restaurant. The town of St Austell offers a wide range of leisure, shopping and educational facilities catering for all age groups and a mainline railway station.

#### Ground Floor

Entrance porch, hallway, sitting room, dining room, sun room, garden room, kitchen, utility room, bathroom, cloakroom and three bedrooms.

#### Viewings

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

#### Outside

Attached garage with additional on-drive parking, low maintenance gardens to the front, side and rear of the property.

#### EPC Rating

C

#### Council Tax Band

D



# Smooth and trouble-free



To sell your own property and benefit from the 5\* Sutton Kersh service please contact the auction team today on  
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*Thank you Cathy, Katie and all of the team at Sutton Kersh Auctions for handling our sale, the whole process was quick, went smoothly, trouble free and a good price achieved. Highly recommended.*

*Kind regards*

*Clive and Sue*





### Description

A fabulous opportunity to acquire a semi-detached period property in Carbis Bay, having been recently converted to a high standard and now comprising four fully self-contained and individually metered apartments, three having glorious sea views, communal garden to the front of the property and land currently used as multiple car parking spaces to the rear of the property, possibly with plot potential subject to any requisite consents. Three of the apartments are currently let on assured shorthold tenancies, generating an income of £2,850pcm/£34,200pae, with the first floor flat being vacant and offering the potential for a home with income, or a combined residential lettings venture when fully let of circa £48,000 per annum.



### Situated

Carbis Bay offers beautiful sandy beaches and access to the coastal path, with regular public transport links to the nearby seaside town of St Ives, offering a wealth of art galleries, restaurants and bespoke shops.

#### Flat 1 – Ground Floor

Entrance hall, lounge with sea views, kitchen, two bedrooms and shower room. Currently let and generating an income of £1,150pcm/£13,800pae.

#### Flat 2 – First Floor

Entrance hall, lounge/kitchen/diner with sea views, two bedrooms and shower room. Currently vacant and having planning permission in place for a roof top amenity balcony.

#### Flat 3 – Second Floor

Entrance hall, lounge/kitchen/

diner with sea views, bedroom, shower room and utility room. Currently let and generating an income of £950pcm/£11,400pae.

#### Flat 4 – Ground Floor

Entrance hall, lounge/kitchen/diner, bedroom and shower room. Currently let and generating an income of £750pcm/£9,000pae.

#### Viewings

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

#### EPC Ratings

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

#### Council Tax Bands

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

The council tax bands to be allocated to the individual flats is currently under review by the Valuations Office and are yet to be confirmed. The building overall is on a temporary band B rating.

#### Note

The individual flats can only be utilised for residential use and not for holiday lettings/second home use. Interested parties must make and rely upon their own planning enquiries with regards to any development potential within the car parking area.

LOT  
81

## 43 Prince Charles Road, St. Austell, Cornwall PL25 4JJ

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A sizeable four/five bedroom end of terrace property requiring refurbishment, having the benefit of front and rear gardens, with on street parking. This spacious property would lend itself to multi-generation occupancy, a sizeable family home/residential lettings venture, or the potential subject to any requisite consents for two self-contained flats.

### Situated

Prince Charles Road is a well-established residential area, conveniently situated for St Austell town centre, local schools, shopping and leisure facilities, along with a mainline railway station.

### Ground Floor

Entrance porch, inner hallway, kitchen/breakfast room with utility area/rear porch off, dining room, second reception room and wet room.

### Outside

Elevated front garden and good sized rear garden being mainly laid to lawn, with raised beds, a useful outbuilding and greenhouse.

### First Floor

Large landing with the potential to create bedroom five, four bedrooms and bathroom.

### Viewings

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



**EPC Rating**  
TBC

**Council Tax Band**  
B



LOT  
82

## Moorside, Carninney Lane, Carbis Bay, St Ives TR26 2QJ

GUIDE PRICE **£360,000+**\*

VACANT RESIDENTIAL

### Description

A deceptively spacious individual and contemporary style detached three bedroom bungalow, having been finished to high specifications throughout. The property boasts a large open plan living/dining/kitchen, inner hallway, three double bedrooms with the master bedroom having an en-suite shower room and a separate wet room. The property is situated in a no-through lane and has the benefit of a secure rear garden with raised decked seating area, level gardens and a detached chalet style garden room, with parking area to the front of the property.

### Situated

Carninney Lane is situated on the semi-rural fringes of Carbis Bay, while being well placed for local facilities and amenities, the surrounding beaches and access to St Ives.

### Ground Floor

Open plan lounge/kitchen/diner, inner hallway, master bedroom with en-suite shower room, two further double bedrooms and wet room.

room with a separate decked seating area and on drive parking to the front of the property.

### Viewings

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

### Outside

Securely fenced and gated garden with decked seating area, level garden with artificial grass and planted areas, gated access to a detached chalet style garden

**EPC Rating**  
TBC



**Council Tax Band**  
A





LOT  
83

15 Broadparks Avenue, Exeter EX4 9ET

GUIDE PRICE £250,000+\*

VACANT RESIDENTIAL

### Description

A two bedroom detached bungalow requiring modernisation, situated in a residential cul-de-sac on the outskirts of Pinhoe Village. The property offers a spacious hallway, lounge/diner, kitchen/breakfast room, two double bedrooms and a shower room, with the potential subject to any requisite consents for conversion of the loft space. The property has mature front and rear gardens with views over Exeter, an attached garage and additional on-drive parking.

### Situated

Pinhoe Village offers a range of local facilities including local shops and cafes, public house and doctor's surgery, with Pinhoe railway station and local bus services providing links to Exeter city centre.

### Ground Floor

Entrance porch, hallway, lounge/diner, kitchen/breakfast room, two double bedrooms and shower room.

### Viewings

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

### Outside

Mature front and rear gardens, attached single garage and on drive parking.

### EPC Rating

D

### Council Tax Band

D



LOT  
84

29 Billacombe Road, Plymouth, Devon PL9 7HX

GUIDE PRICE £175,000+\*

VACANT RESIDENTIAL

### Description

A sizeable semi-detached three bedroom property requiring modernisation throughout. The property offers three reception rooms, kitchen and shower room to the ground floor, three double bedrooms and bathroom to the first floor with estuary views from the master bedroom, front and rear gardens and garage to the rear. The property offers tremendous potential for further extension and reconfiguration of the existing accommodation, subject to any requisite consents. Interested parties must make and rely upon their own planning enquiries of Plymouth City Council.

### Situated

Billacombe Road links the highly sought after suburb of Plymstock to the city centre and the A38 road network throughout the city and into Cornwall. Plymstock offers a wide range of facilities and amenities, with shopping and retail parks, along with educational facilities catering for all age groups.

### Ground Floor

Entrance hall, sitting room, dining room, breakfast room, kitchen and shower room.

### Outside

Front and rear gardens with garage to the rear of the property and parking.

### First Floor

Landing, three double bedrooms and bathroom.

### Viewings

Strictly by prior appointment with Fulfords Plymstock 01752 403068. General enquiries



Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

C

### Note

The kitchen and shower room at ground floor level are of single skin construction and therefore the property may be suited to cash purchasers only.



### Description

An interesting opportunity to acquire a thatched three bedroom Grade II Listed former tea rooms and B&B, along with the currently trading adjacent Post Office and village shop, set in attractive mature gardens and grounds of 0.18 acres in the heart of the ever popular and thriving village of Dunsford. This versatile property would lend itself to a variety of uses with the accommodation in Church Cottage arranged over three floors, along with covered dining areas and alfresco dining areas within the gardens, offers a tremendous opportunity for a home with income in Dartmoor National Park. The Post Office/Village Stores are currently let on an informal basis at £350pcm/£4,200pae.

### Situated

Dunsford is a thriving village situated in both Dartmoor National Park and the glorious countryside of the Teign Valley, being readily commutable to Exeter city centre, the A30/A38/M5 road networks and Exeter Airport. The village itself offers a Community Academy for pupils from 2-11 years, St Mary's Church, a village hall, public house and garage, along with the post office/village stores and tea rooms which we are offering for sale.

### Church Cottage Entrance level

Panelled entrance hall with steps leading down to the reception area and staircase to the first floor.

### Garden Floor

Reception/servery, commercial kitchen.

### First Floor

Dual aspect tea room/dining room with views over the valley, WC.

### Second Floor

Landing, two double bedrooms with en-suite shower rooms, double bedroom three with adjacent WC.

### Outside

A covered seating area accessed from the reception area, giving

access to the main garden area, with steps leading up to the Post Office/Village Stores, additional covered seating areas, freezer/cold room, ladies & gents WCs, a second gated private garden area lies to the rear of the garden.

### Viewings

Strictly by prior appointment with Fulfords St Thomas 01395 590021. General information Countrywide Property Auctions 01395 275691.



### EPC Ratings

Church Cottage E  
Post Office/Stores C

### VOA Ratings

Church Cottage £11,000  
Post Office/Stores £6,100





### Description

A two/three bedroom detached bungalow situated on the rural fringes of the highly sought after village of Dunchideock, enjoying a plot size of circa 0.2 acres with front and rear gardens, large workshop and greenhouse. The property while in need of modernisation offers tremendous potential for reconfiguration of the existing accommodation, with perhaps the opportunity for further extension and/or further development within the gardens, upon which interested parties must make and rely upon their own planning enquiries.

### Situated

Dunchideock is a popular rural village with a thriving community spirit and village hall, situated circa 5 miles from Exeter and being readily accessible to the A38/A30/A390 road networks and the M5. The nearby villages of Kennford and Ide provide to day to day facilities and amenities, with village shops, post office, primary schools, Inns and restaurants.

### Ground Floor

Main entrance, kitchen with storage area and larder room off, dining room, dual aspect sitting room, inner hallway, two bedrooms, bathroom and separate WC, further bedroom/reception room with porch.

### Outside

Raised front garden with parking bay, level walled rear garden being mainly laid to lawn with large detached workshop and greenhouse.

### Viewings

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

### EPC Rating

F

### Council Tax Band

D

### Note

Measurements have been taken using the Promap Mapping facility. The Promap shown if for approximate identification purposes only and is not to scale. Crown Copyright Reserved. The property has a private water supply and a shared sewage treatment plant serving three properties.



LOT  
**87**

## 17 Third Avenue, Camels Head, Plymouth PL2 2EH

GUIDE PRICE **£130,000+\***

VACANT RESIDENTIAL

### Description

A three bedroom, two reception room, end of terrace property requiring modernisation and having the benefit of a walled frontage and enclosed rear garden. Third Avenue is a well-established residential area with on-street parking and is conveniently situated for local shops, public transport links to the city centre and readily commutable to the A38.

### Situated

Camels Head is a popular residential location within St Budeaux, conveniently situated for both local shops, the town centre facilities and amenities, the dock yard and Plymouth city centre, being readily commutable to the A38.

### Ground Floor

Entrance hall, sitting room, dining room and kitchen.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Walled front garden area and enclosed rear garden. On street parking.

### Viewings

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

### EPC Rating

E

### Council Tax Band

A



LOT  
**88**

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

GUIDE PRICE **£98,000+\***

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





## Description

A charming two bedroom mid terrace Cornish cottage, retaining a wealth of character features and set adjacent to open countryside. The property offers a kitchen/dining room with feature fireplace and woodburning stove, sitting room with woodburning stove, utility room and shower room to the ground floor, with two double bedrooms on the first floor and oil-fired central heating. The property has its own level garden being mainly laid to lawn with rural views and off street parking.

## Situated

The property is situated in a rural hamlet, set between the villages of Newmill and Zennor, being readily accessible to the glorious West Cornwall coastline and beaches, with further facilities and amenities in Penzance, including supermarkets, recreational & educational facilities, the A30 and mainline railway station within circa 3 miles.

## Ground Floor

Entrance porch, hallway, kitchen/dining room, sitting room, rear hallway to the utility room and shower room.

## First Floor

Landing, two double bedrooms.

## Outside

Level gardens being mainly laid to lawn and off street parking.

## Viewings

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



## EPC Rating

E

## Council Tax Band

B

## Note

The property has a shared private water supply and septic tank drainage.



# Next auction

# Thursday 20 February 2025

## 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**





### Description

A deceptively spacious freehold licensed premises of circa 215 square metres requiring refurbishment, set in the heart of the fishing village of Polperro, having in the past traded as a restaurant, pizzeria and as a hotel with additional owner's accommodation. The main accommodation is set over three storeys, with an additional loft room and a cliff top garden area accessed via external steps from the top floor. This versatile property would lend itself to a variety of configurations and uses of the existing accommodation, subject to any requisite consents, with perhaps the potential for conversion into residential apartments upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.



### Situated

The traditional fishing village of Polperro is a popular tourist destination steeped in history, retaining its original character and a working harbour, offering a range of bespoke shops, cafes and public houses, with further facilities and amenities available at Looe circa 3 miles.



### Ground Floor

External steps leading up to the entrance hall, restaurant and bar, commercial kitchen with access to the side alleyway, prep/storage area.

### Second Floor

Landing area with access to external steps leading up to the elevated garden, sitting room, double bedroom and shower room.

### Viewings

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

### First Floor

Lounge/kitchen/diner, two double bedrooms, bathroom with fire escape to ground floor level, store room and WC.

### Third Floor

Dual aspect loft room with sleeping platform.

### VOA Rating

£5,400

### EPC Rating

C

### Note

Part of the restaurant dining area forms a small flying freehold over part of a street level commercial premises below. The Mermaid Hotel & Pizzeria have ceased trading but still remain licensed premises. Mundic testing has been carried out on the property, with two samples being classified as Grade B. Cash buyers only.



LOT  
91

## 32 Edge Grove, Liverpool L7 0HW

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed semi detached house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

### Situated

Off Prescot Road in an established and popular residential location within close proximity to Old Swan and Kensington amenities and approximately 2 miles from Liverpool Royal Hospital and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Two Reception Rooms,  
Kitchen/Diner

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### EPC Rating

D

### Council Tax Band

A



92

## 95 Burnage Close, Liverpool L24 2TT

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroomed end town house benefiting from double glazing, central heating, driveway and front and rear gardens. Following repair and modernisation works the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum. The property is suitable for cash buyers only.

### Situated

Off Old Bridge Road which in turn is off Central Way in a popular and well established residential location close to local amenities, schooling, a short distance from Speke Retail Park and John Lennon Airport and approximately 9 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Kitchen/Diner.

### Council Tax Band

A

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Driveway, Front and Rear  
Gardens.

### EPC Rating

C



# 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](https://countrywide.co.uk)

[countrywide.co.uk/notices/PrivacyNotice.pdf](https://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](mailto: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](mailto: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.
- A4.3 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

#### A5 The CONTRACT

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

#### A6 Extra Auction Conduct Conditions

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

## General Conditions of Sale

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

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

#### G1 The LOT

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

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



### 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.

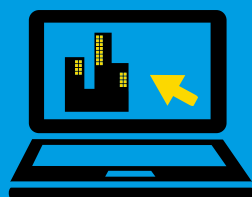
#### G30.3 Extra Auction Conduct Conditions

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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