

property auction

Registration closes promptly at
12pm on **Wednesday 19 February**
and you must be pre-registered
before this time in order to bid

Thursday 20 February 2025
12 noon prompt

Please note this auction will be streamed live online only

SuttonKersh

suttonkersh.co.uk

Countrywide
Property Auctions

Merseyside's leading auction team...



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for free advice or to arrange a free valuation

2025 Auction Dates

Auction

Thursday 20th February

Thursday 3rd April

Tuesday 20th May

Thursday 24th July

Thursday 11th September

Thursday 23rd October

Thursday 11th December

Closing

Friday 24th January

Friday 7th March

Friday 25th April

Friday 27th June

Friday 15th August

Friday 26th September

Friday 14th November

0151 207 6315

auctions@suttonkersh.co.uk

Welcome



Welcome to our first sale of 2025 coming straight of the back of a highly successful 2024 season which saw us sell 450 lots raising £60.75m for our clients at a very competitive 86% success rate.

Proceedings for 2025 will be as we have all become accustomed to with a 12.00 prompt start and a live stream only auction with Auctioneer Andrew Binstock in charge.

With an interest rate decision looming and the end of the financial year approaching buyers and sellers alike are seeing opportunities within the property market. So, to that end 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 21 99 Ince Avenue, Liverpool L4 7UT
VACANT RESIDENTIAL **Guide price £100,000+***

Lot 26 53 Kremlin Drive, Liverpool L13 7BX
VACANT RESIDENTIAL **Guide price £210,000+***

Lot 34 15 Herondale Road, Liverpool L18 1JY
VACANT RESIDENTIAL **Guide price £160,000+***

Lot 58 103 Hale Drive, Liverpool L24 0TQ
VACANT RESIDENTIAL **Guide price £150,000+***

Lot 66 43 Market Street, Wirral, CH47 2BG
DEVELOPMENT OPPORTUNITIES
Guide price £275,000+*

Lot 71 Penta House, Liverpool L8 5TP
RESIDENTIAL INVESTMENT **Guide price £675,000+***

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.

All that remains for me is to wish you every success with your bidding and a healthy and prosperous 2025.

Cathy Holt MNAEA MNAVA
Associate Director

108

 lots available

60+

vacant
residential

20+

residential
investment

1

commercial
investment

7

development
opportunities

5

mixed
use

3

vacant
commercial

Highlights



99 Ince Avenue, Liverpool
L4 7UT



53 Kremlin Drive, Liverpool
L13 7BX



15 Herondale Road, Liverpool
L18 1JY



103 Hale Drive, Liverpool
L24 0TQ



43 Market Street, Wirral,
CH47 2BG



Penta House, Liverpool L8 5TP

2024 – another fantastic year!



450

LOTS SOLD



£60.75m

RAISED



86%

SUCCESS

SuttonKersh

JAN

FEB

MAR

APR

Thursday 3 April
Closing Friday 7 March

Tuesday 20 May
Closing Friday 25 April

MAY

JUN

Thursday 24 July
Closing Friday 27 June

JUL

AUG

Thursday 18 September
Closing Friday 22 August

SEPT

OCT

Thursday 30 October
Closing Friday 3 October

NOV

DEC

Thursday 11 December
Closing Friday 14 November

Remote bidding guide for live streamed closed door auction

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

We offer three ways to bid at our auction:

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

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

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

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

You will also pay a Buyer's Administration Charge, to the auctioneers of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

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

Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale are available on our website and legal pack portal.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a query in respect of any of the lots within the catalogue please email your enquiry to auctions@suttonkersh.co.uk or call 0151 207 6315 prior to submitting your bid and we will endeavour to answer your query.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please bid clearly if bidding by telephone and do not delay.
14. At the fall of the hammer the successful bidder will be in a binding contract of sale. We will then sign the Memorandum or Contract of Sale on your behalf and a 10% deposit subject to a minimum of £3,000 whichever is the greater will become payable and taken from the funds supplied. Should your telephone/internet bid exceed this amount, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitor's client account cheque or by debit card. We do not accept personal cheques or cash.
15. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus 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 20 February 2025**

For sale by public auction unless sold prior or withdrawn

1	71 Holmes Street, Liverpool L8 ORH	£45,000+*
2	36 Empress Road, Liverpool L6 OBX	£78,000+*
3	81 Gladeville Road, Aigburth, Liverpool L17 6DE	£175,000+*
4	66a Gray Street, Bootle, Merseyside L20 4RZ	£65,000+*
5	19 Chaucer Street, Bootle, Merseyside L20 4EY	£60,000+*
6	29 Radstock Road, Liverpool L6 3AU	£125,000+*
7	250 Poulton Road, Wallasey, Merseyside CH44 4DA	£85,000+*
8	Garage 24 Penrith Road, Basingstoke, Hampshire RG21 8XF	SOLD PRIOR
9	1a Mosedale Road, Liverpool L9 3BX	£30,000+*
10	12 Dorset Avenue, Liverpool L15 2JA	£65,000+*
11	41 Priory Road, Liverpool L4 2RX	£80,000+*
12	43 Strathcona Road, Liverpool L15 1EA	£80,000+*
13	121 Balfour Road, Bootle, Merseyside. L20 4NY	£70,000+*
14	16 Sandy Lane, Walton, Liverpool L9 9BA	£60,000+*
15	41 Borough Road, St. Helens, Merseyside WA10 3SX	SOLD PRIOR
16	17 Sandbeck Street, Liverpool L8 4RU	£85,000+*
17	2 Rose Villas, Wavertree, Liverpool L15 8HJ	SOLD PRIOR
18	8 Ludwig Road, Liverpool L4 2QL	£70,000+*
19	Land at 12–14 Marlborough Road, Tuebrook, Liverpool L13 8AX	SOLD PRIOR
20	1 Winter Street, Liverpool L6 1EH	£150,000+*
21	99 Ince Avenue, Anfield, Liverpool L4 7UT	£100,000+*
22	28 Castle Street, Woolton, Liverpool L25 7SW	£200,000+*
23	1 Prior Street, Bootle, Merseyside L20 4PS	£55,000+*
24	17 Fidler Street, St. Helens, Merseyside WA10 3DZ	SOLD PRIOR
25	32 Lancaster Street, Walton, Liverpool L9 1BQ	£70,000+*
26	53 Kremlin Drive, Liverpool L13 7BX	£210,000+*
27	23/25 St. Ambrose Grove, Liverpool L4 2RL	SOLD PRIOR
28	14 Streatham Avenue, Liverpool, Merseyside L18 1JG	£160,000+*
29	31 Elderdale Road, Liverpool L4 2ST	£75,000+*
30	Land to the rear of 39 Victoria Road, Tuebrook, Liverpool L13 8AL	£29,000+*
31	9–11 Lorne Street, Liverpool L7 0JP	£250,000+*
32	36 Southgate Road, Liverpool L13 5YA	£60,000+*
33	9/11 St. Ambrose Grove, Liverpool L4 2RL	£220,000+*
34	15 Herondale Road, Allerton, Liverpool L18 1JY	£160,000+*
35	290/290a Smithdown Road, Liverpool L15 5AJ	£260,000+*
36	51 Kelso Road, Liverpool L6 3AG	£100,000+*
37	Apartment 322, 15 Hatton Garden, Liverpool L3 2HB	£67,500+*
38	32 Maiden Lane, Liverpool L13 9AW	£150,000+*
39	117 Linacre Road, Liverpool L21 8NS	£85,000+*
40	100 King Street, Garston, Liverpool L19 8EQ	£70,000+*
41	223 Bedford Road, Bootle, Merseyside L20 9ND	£60,000+*
42	166 Long Lane, Walton, Liverpool L9 6AG	£70,000+*
43	143 Hartington Road, Toxteth, Liverpool L8 0SF	£200,000+*
44	7/7a Almonds Green, West Derby Village, Liverpool L12 5HJ	£400,000+*
45	10 Stockbridge Street, Liverpool L5 6PB	£35,000+*
46	102 Scarisbrick Drive, Liverpool L11 7DD	£85,000+*
47	Land and Buildings 112–114 Gray Street, Bootle, L20 4PR	£50,000+*
48	Apt 9, 28 Argyle Street, Liverpool L1 5DL	£120,000+*
49	62 Ivernia Road, Liverpool L4 6TF	£65,000+*
50	Flat 5, 56 Lord Street, Southport, Merseyside PR8 1QB	£60,000+*
51	7 Douglas Street, St. Helens, Merseyside WA10 4HH	£65,000+*
52	56 Adelaide Road, Kensington, Liverpool L7 8SQ	£100,000+*
53	56 Rector Road, Liverpool L6 0BY	£150,000+*
54	41 Lowell Street, Liverpool L4 4DL	£60,000+*
55	43 Lodge Road, Orrell, Wigan, Lancashire WN5 7AT	£100,000+*
56	25 Lochinvar Street, Liverpool L9 1ER	£70,000+*
57	2 & 2a Mercer Street, Liverpool L19 2NR	£85,000+*
58	103 Hale Drive, Liverpool L24 0TQ	£150,000+*
59	51 Elaine Street, Liverpool L8 8HU	£75,000+*

60	222/222a Picton Road, Wavertree, Liverpool L15 4LL	£145,000+*
61	Land at Sandy Lane, Macclesfield, Cheshire SK10 4RJ	£130,000+*
62	110 Thornton Road, Bootle, Merseyside L20 5AS	£75,000+*
63	25 Makin Street, Liverpool L4 5QE	£65,000+*
64	Land on the southeast side of White Moss Road South, Skelmersdale WN8 9TH	£5,000+*
65	50 Onslow Road, Fairfield, Liverpool L6 3BB	£150,000+*
66	43 Market Street, Wirral, Merseyside CH47 2BG	£275,000+*
67	42 Gidlow Road, Liverpool L13 2AW	£75,000+*
68	13 Corsewall Street, Liverpool L7 6NX	£65,000+*
69	12 Archbrook Mews, Liverpool L13 7GA	£115,000+*
70	Flat 5, 10 Livingston Avenue, Liverpool L17 4JA	£60,000+*
71	Penta House, 1 Upper Warwick Street, Liverpool L8 5TP	£675,000+*
72	124 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AW	£125,000+*
73	9-11 Hawthorne Road, Bootle, Merseyside L20 2DG	£150,000+*
74	6 Century Road, Liverpool L23 7TP	£110,000+*
75	89 Walton Breck Road, Liverpool L4 ORD	SOLD PRIOR
76	2 Markfield Road, Bootle, Merseyside L20 5DU	£100,000+*
77	10 Scott Street, Bootle, Merseyside L20 4PF	£65,000+*
78	14 Southey Street, Bootle, Merseyside L20 4LL	£65,000+*
79	71 Wolborough Street, Newton Abbot, Devon TQ12 1LG	£165,000+*
80	9 Church Lane, Torquay TQ2 5SE	£90,000+*
81	10 Garland Place, Camborne, Cornwall TR14 8TJ	£110,000+*
82	Flat 5, The Old Post Office, Fore Street, East Looe, Looe, PL13 1DT	£95,000+*
83	Sherborne, Freathy Cliff, Millbrook, Torpoint, Cornwall PL10 1JT	£600,000+*
84	86 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£35,000+*
85	87 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£35,000+*
86	26a Fellowes Place, Plymouth PL1 5NB	£65,000+*
87	15 Broadparks Avenue, Exeter EX4 9ET	£220,000+*
88	7 Polsham Park, Paignton, Devon TQ3 2AD	£225,000+*
89	12 Foundry Flats, Foundry Square, Hayle, Cornwall TR27 4AE	£85,000+*
90	17 Third Avenue, Camels Head, Plymouth PL2 2EH	£125,000+*
91	25 The Meads, Milborne Port, Sherborne, Dorset DT9 5DS	£235,000+*
92	Panchos Villa, Victoria Square, Bodmin, Cornwall PL31 1EB	£135,000+*
93	5 The Buildings, Long Rock, Penzance, Cornwall TR20 9TT	£135,000+*
94	First Flat, 40 St. Thomas Street, Penryn, Cornwall TR10 8JW	£70,000+*
95	43 Prince Charles Road, St. Austell, Cornwall PL25 4JJ	£130,000+*
96	3 Carclaze Road, St. Austell, Cornwall PL25 3AG	£100,000-£125,000*
97	9 Cockington Close, Plymouth PL6 8RF	SOLD PRIOR
98	Glyn-mor, Truro Road, Lanivet, Bodmin, Cornwall PL30 5ET	SOLD PRIOR
99	Moorside, Carninney Lane, Carbis Bay, St Ives TR26 2QJ	SOLD PRIOR
100	Youth Club, Ivy Lane, Dartmouth, Devon TQ6 9QQ	SOLD PRIOR
101	200 Liscard Road, Wallasey, Merseyside CH44 5TN	SOLD PRIOR
102	153 Hope Street, Leigh, Lancashire WN7 1NP	SOLD PRIOR
103	18 Southdale Road, Liverpool L15 4HZ	SOLD PRIOR
104	62 Portland Street, Birkenhead, Merseyside CH41 0BN	SOLD PRIOR
105	65 Standish Street, St. Helens, Merseyside WA10 1HY	SOLD PRIOR
106	Apt 42, 15 Victoria Street, Liverpool L2 5QS	SOLD PRIOR
107	9 Lisburn Lane, Liverpool L13 9AE	£100,000+*
108	654 Liverpool Road, Southport, Merseyside PR8 3LT	£100,000+*
109	105 Meavy Way, Tavistock, Devon. PL19 9HY	£50,000 - £75,000*

Next auction **Thursday 3 April 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
suttonkersh.co.uk



Order of sale by type

Commercial investment

44 7/7a Almonds Green, West Derby Village, Liverpool L12 5HJ

Development opportunities

19 Land at 12–14 Marlborough Road, Tuebrook, Liverpool L13 8AX
20 1 Winter Street, Liverpool L6 1EH
30 Land to the rear of 39 Victoria Road, Tuebrook, Liverpool L13 8AL
47 Land and Buildings 112–114 Gray Street, Bootle, L20 4PR
57 2 & 2a Mercer Street, Liverpool L19 2NR
66 43 Market Street, Wirral, Merseyside CH47 2BG
96 3 Carclaze Road, St. Austell, Cornwall PL25 3AG

Garages

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

Land

61 Land at Sandy Lane, Macclesfield, Cheshire SK10 4RJ
64 Land on the southeast side of White Moss Road South, Skelmersdale WN8 9TH

Mixed use

11 41 Priory Road, Liverpool L4 2RX
35 290/290a Smithdown Road, Liverpool L15 5AJ
60 222/222a Picton Road, Wavertree, Liverpool L15 4LL
73 9–11 Hawthorne Road, Bootle, Merseyside L20 2DG
101 200 Liscard Road, Wallasey, Merseyside CH44 5TN

Residential investment

7 250 Poulton Road, Wallasey, Merseyside CH44 4DA
10 12 Dorset Avenue, Liverpool L15 2JA
12 43 Strathcona Road, Liverpool L15 1EA
14 16 Sandy Lane, Walton, Liverpool L9 9BA
15 41 Borough Road, St. Helens, Merseyside WA10 3SX
16 17 Sandbeck Street, Liverpool L8 4RU
23 1 Prior Street, Bootle, Merseyside L20 4PS
29 31 Elderdale Road, Liverpool L4 2ST
31 9–11 Lorne Street, Liverpool L7 0JP
33 9/11 St. Ambrose Grove, Liverpool L4 2RL
37 Apartment 322, 15 Hatton Garden, Liverpool L3 2HB
48 Apt 9, 28 Argyle Street, Liverpool L1 5DL
53 56 Rector Road, Liverpool L6 0BY
55 43 Lodge Road, Orrell, Wigan, Lancashire WN5 7AT
56 25 Lochinvar Street, Liverpool L9 1ER
71 Penta House, 1 Upper Warwick Street, Liverpool L8 5TP
77 10 Scott Street, Bootle, Merseyside L20 4PF
78 14 Southey Street, Bootle, Merseyside L20 4LL
84 86 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL

85 87 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
86 26a Fellowes Place, Plymouth PL1 5NB
88 7 Polsham Park, Paignton, Devon TQ3 2AD
104 62 Portland Street, Birkenhead, Merseyside CH41 0BN

Vacant commercial

9 1a Mosedale Road, Liverpool L9 3BX
92 Panchos Villa, Victoria Square, Bodmin, Cornwall PL31 1EB
100 Youth Club, Ivy Lane, Dartmouth, Devon TQ6 9QQ

Vacant residential

1 71 Holmes Street, Liverpool L8 0RH
2 36 Empress Road, Liverpool L6 0BX
3 81 Gladeville Road, Aigburth, Liverpool L17 6DE
4 66a Gray Street, Bootle, Merseyside L20 4RZ
5 19 Chaucer Street, Bootle, Merseyside L20 4EY
6 29 Radstock Road, Liverpool L6 3AU
13 121 Balfour Road, Bootle, Merseyside. L20 4NY
17 2 Rose Villas, Wavertree, Liverpool L15 8HJ
18 8 Ludwig Road, Liverpool L4 2QL
21 99 Ince Avenue, Anfield, Liverpool L4 7UT
22 28 Castle Street, Woolton, Liverpool L25 7SW
24 17 Fidler Street, St. Helens, Merseyside WA10 3DZ
25 32 Lancaster Street, Walton, Liverpool L9 1BQ
26 53 Kremlin Drive, Liverpool L13 7BX
27 23/25 St. Ambrose Grove, Liverpool L4 2RL
28 14 Streatham Avenue, Liverpool, Merseyside L18 1JG
32 36 Southgate Road, Liverpool L13 5YA
34 15 Herondale Road, Allerton, Liverpool L18 1JY
36 51 Kelso Road, Liverpool L6 3AG
38 32 Maiden Lane, Liverpool L13 9AW
39 117 Linacre Road, Liverpool L21 8NS
40 100 King Street, Garston, Liverpool L19 8EQ
41 223 Bedford Road, Bootle, Merseyside L20 9ND
42 166 Long Lane, Walton, Liverpool L9 6AG
43 143 Hartington Road, Toxteth, Liverpool L8 0SF
45 10 Stockbridge Street, Liverpool L5 6PB
46 102 Scarisbrick Drive, Liverpool L11 7DD
49 62 Ivern Road, Liverpool L4 6TF
50 Flat 5, 56 Lord Street, Southport, Merseyside PR8 1QB
51 7 Douglas Street, St. Helens, Merseyside WA10 4HH
52 56 Adelaide Road, Kensington, Liverpool L7 8SQ
54 41 Lowell Street, Liverpool L4 4DL
58 103 Hale Drive, Liverpool L24 0TQ
59 51 Elaine Street, Liverpool L8 8HU
62 110 Thornton Road, Bootle, Merseyside L20 5AS
63 25 Makin Street, Liverpool L4 5QE
65 50 Onslow Road, Fairfield, Liverpool L6 3BB
67 42 Gidlow Road, Liverpool L13 2AW
68 13 Corsewall Street, Liverpool L7 6NX
69 12 Archbrook Mews, Liverpool L13 7GA
70 Flat 5, 10 Livingston Avenue, Liverpool L17 4JA
72 124 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AW
74 6 Century Road, Liverpool L23 7TP
75 89 Walton Breck Road, Liverpool L4 0RD
76 2 Markfield Road, Bootle, Merseyside L20 5DU
79 71 Wolborough Street, Newton Abbot, Devon TQ12 1LG
80 9 Church Lane, Torquay TQ2 5SE
81 10 Garland Place, Camborne, Cornwall TR14 8TJ
82 Flat 5, The Old Post Office, Fore Street, East Looe, Looe, PL13 1DT
83 Sherborne, Freathy Cliff, Millbrook, Torpoint, Cornwall PL10 1JT
87 15 Broadparks Avenue, Exeter EX4 9ET
89 12 Foundry Flats, Foundry Square, Hayle, Cornwall TR27 4AE
90 17 Third Avenue, Camels Head, Plymouth PL2 2EH
91 25 The Meads, Milborne Port, Sherborne, Dorset DT9 5DS
93 5 The Buildings, Long Rock, Penzance, Cornwall TR20 9TT
94 First Flat, 40 St. Thomas Street, Penryn, Cornwall TR10 8JW
95 43 Prince Charles Road, St. Austell, Cornwall PL25 4JJ
97 9 Cockington Close, Plymouth PL6 8RF
98 Glyn-mor, Truro Road, Lanivet, Bodmin, Cornwall PL30 5ET
99 Moorside, Carninney Lane, Carbis Bay, St Ives TR26 2QJ
102 153 Hope Street, Leigh, Lancashire WN7 1NP
103 18 Southdale Road, Liverpool L15 4HZ
105 65 Standish Street, St. Helens, Merseyside WA10 1HY
106 Apt 42, 15 Victoria Street, Liverpool L2 5QS
107 9 Lisburn Lane, Liverpool L13 9AE
108 654 Liverpool Road, Southport, Merseyside PR8 3LT
109 105 Meavy Way, Tavistock, Devon. PL19 9HY

LOT
1

ON BEHALF OF A HOUSING ASSOCIATION

71 Holmes Street, Liverpool L8 0RH

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £7,000 per annum.

Situated

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

Ground Floor

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

First Floor

Two Bedrooms.

Outside

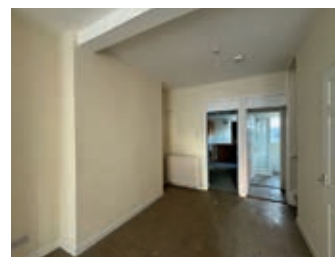
Yard to rear.

EPC Rating

TBC

Council Tax Band

A



LOT
2

36 Empress Road, Liverpool L6 0BX

GUIDE PRICE £78,000+*

VACANT RESIDENTIAL

Description

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

Situated

Just off Townsend Lane in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT

3

81 Gladeville Road, Aigburth, Liverpool L17 6DE

GUIDE PRICE £175,000+*

VACANT RESIDENTIAL

Description

A two bedroom spacious and bright end terraced house benefitting from double glazing and central heating and original wooding flooring. The property is in good condition and suitable for immediate occupation or investment purposes. The potential rental income is approximately £14,000 per annum

Situated

Off Elmswood Road in a sought after residential location close to local amenities, schooling and within walking distance to Sefton Park and Allerton Road shops, bars and restaurants with good transport links into Liverpool city centre approximately 4 miles away.

Ground Floor

Hall, Through Lounge/Dining Room, Fitted Kitchen.

Council Tax Band

B

First Floor

Two Bedrooms, Bathroom/WC with walk-in shower

Joint Agent

Atlas Estates

**Outside**

Yard to rear.

EPC Rating

E



LOT

4

66a Gray Street, Bootle, Merseyside L20 4RZ

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A modern two bedroomed semi-detached house benefiting from double glazing, electric heating, shared front forecourt with secure gated access. The property would be suitable for immediate occupation or investment purposes with the potential rental income being £7,800 per annum

Situated

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

Ground Floor

Open Plan Lounge/Kitchen, Shower room/WC

Tenure

Freehold

First Floor

Two Bedrooms.

Outside

Shared front forecourt with electric gate access.

EPC Rating

D

Council Tax Band

A



LOT

5

19 Chaucer Street, Bootle, Merseyside L20 4EY

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting 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 £9,000 per annum.

Situated

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

Lower Ground Floor

Basement – Not Inspected

Council Tax Band

A

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

Joint Agent

Lyons Estates

**First Floor**

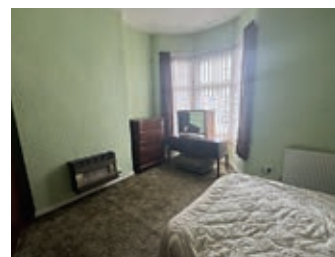
Bathroom/WC, Two Bedrooms.

Outside

Yard to rear

EPC Rating

TBC



LOT

6

29 Radstock Road, Liverpool L6 3AU

GUIDE PRICE £125,000+*

VACANT RESIDENTIAL

Description

A four bedroomed semi-detached house benefitting from partial double glazing, central heating, garage, front and rear gardens and a driveway. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £13,200 per annum.

Situated

Off Balmoral Road which in turn is off Prescot Road in a popular and well established residential location, close to local amenities, Newsham Park schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

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

Council Tax Band

B

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Front and Rear Gardens, Driveway, Garage, Brick Outhouse.

EPC Rating

E



LOT

7

250 Poulton Road, Wallasey, Merseyside CH44 4DA

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum however we have been advised the tenant has been served notice and is due to vacate by 14th March 2025.

Situated

Fronting Poulton Road close to its junction with Broughton Road and close by to local amenities and transport links. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

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

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT

8

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.

SOLD PRIOR



LOT

9

1a Mosedale Road, Liverpool L9 3BX

GUIDE PRICE £30,000+*

VACANT COMMERCIAL

Description

A vacant freehold two storey workshop and land which has been previously used as a garage. The site would be suitable for a number of uses subject to the necessary consents. Total building area approximately 1,800 sq ft.

Situated

To the rear of Mosedale Road which in turn is off Rice Lane (A59) in a popular and well-established location, close to local amenities, schooling and transport links. Approximately 5.5 miles from Liverpool city centre.

Ground Floor

Car Garage Area, two × Storage Rooms

Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - COMMERCIAL, DOMESTIC & RESIDENTIAL

First Floor

Office, two × Storage Rooms, WC

Outside

Car parking with access from either end of the alley

Tenure

Freehold



LOT

10

12 Dorset Avenue, Liverpool L15 2JA

GUIDE PRICE £65,000+*

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Lounge/Diner, Kitchen, Bathroom/WC

Note

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

First Floor

Two Bedrooms

Outside

Yard to rear

EPC Rating

E

Council Tax Band

A



LOT
11

41 Priory Road, Liverpool L4 2RX

GUIDE PRICE £80,000+*

MIXED USE

Description

A mixed use investment opportunity currently producing £13,200 per annum. A three storey mixed-use property comprising a ground floor retail unit which is currently let to 'Sui Mai Shack' by way of a 3 Year Lease from 2023 at a rent of £7,200 per annum. To the first floor there is a two bed roomed self-contained flat which is currently let to a long-standing tenant by way of an Assured Shorthold Tenancy at a rent of £6,000 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated

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

Ground Floor

Shop Main sales area, Kitchen, WC

Outside

Yard, Access to Flat.

First Floor

Flat Hall, Kitchen, Lounge, Bathroom/WC.

Note

Please note Sutton Kersh have not internally inspected the property

Second Floor

Two Bedrooms.

Council Tax Band

41a A



EPC Rating

Shop C. Flat E

LOT
12

43 Strathcona Road, Liverpool L15 1EA

GUIDE PRICE £80,000+*

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £10,200 per annum.

Situated

Just Off Picton Road, in a popular and well established residential area close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

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

Joint Agent

Entwistle Green



First Floor

Two Bedrooms

Outside

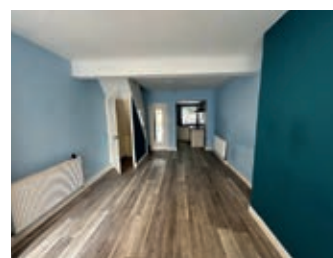
Yard to the rear

EPC Rating

C

Council Tax Band

A



13

121 Balfour Road, Bootle, Merseyside. L20 4NY

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. The property has been recently renovated to include new kitchen, updated bathroom and boiler. Following completion of minor works the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

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

Ground Floor

Vestibule, Hall, Living Room/
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to rear.

EPC Rating

C

Council Tax Band

A



LOT

14

16 Sandy Lane, Walton, Liverpool L9 9BA

GUIDE PRICE £60,000+*

RESIDENTIAL INVESTMENT

Description

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

Situated

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

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A



LOT
15

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

GUIDE PRICE **£69,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off 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

SOLD PRIOR



LOT
16

17 Sandbeck Street, Liverpool L8 4RU

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let on a rolling contract producing a rental income of £8,400 per annum.

Situated

Off Cockburn Street and Grafton Street in a popular and well established residential location with views over the estuary. Liverpool city centre is approximately 1.5 miles away.

Ground Floor

Lounge, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

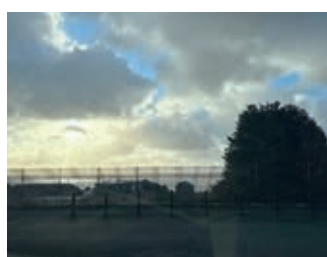
Yard to the rear

EPC Rating

D

Council Tax Band

A



LOT
17

2 Rose Villas, Wavertree, Liverpool L15 8HJ

GUIDE PRICE **£150,000+***

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.

Situation

Set back off Prince Alfred Road which is a 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

D



LOT
18

8 Ludwig Road, Liverpool L4 2QL

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Oakfield Road in a popular and well-established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and less than 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

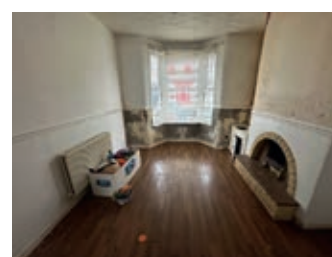
Yard to the Rear

EPC Rating

C

Council Tax Band

A



LOT
19

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

GUIDE PRICE **£115,000+***

DEVELOPMENT OPPORTUNITIES

Description

A cleared Freehold site offered with the benefit of full planning Permission to erect a three storey detached building comprising seven × two bedrooomed 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.

SOLD PRIOR



LOT
20

1 Winter Street, Liverpool L6 1EH

GUIDE PRICE **£150,000+***

DEVELOPMENT OPPORTUNITIES

Description

The application site is currently host to a deteriorating building that has been left derelict for some time. The condition is worsening and is becoming a health and safety risk to the neighbouring properties. The site is 294.7m² and is of a regular shape. The proposed scheme has been carefully considered to provide a comprehensive design response to the existing site, with a view to provide in demand affordable accommodation. The proposed flats are aimed at students/young professionals based in the local area. With local universities, businesses, and the hospital close by, there is much need for housing of this tenure in the area. The proposed development description for the purpose of this application is as follows: The demolition of the existing building and re-development of the land to provide 6no. 1 Bedroom Properties and associated external works and landscaping. Planning Application Number – 22F/3255

Situated

The site is located a short walk from the University of Liverpool and Liverpool Hope University; it is a slightly longer but manageable walk to Liverpool John Moores University, and is well positioned in regard to transport, amenity spaces, and local school/shopping. The site fronts directly to Winter Street. This road is 'stopped-up' with only pedestrian access to the larger, busier Low Hill.



LOT
21

99 Ince Avenue, Anfield, Liverpool L4 7UT

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A good sized three bedroomed end terraced house benefiting from double glazing, central heating and a driveway. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £12,000 per annum. The property would also have potential to be used as a HMO, subject to any necessary consents.

Situated

Off Cherry Lane which in turn is off Utting Avenue in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen, Third Reception Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Driveway, Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
22

28 Castle Street, Woolton, Liverpool L25 7SW

GUIDE PRICE **£200,000+***

VACANT RESIDENTIAL

Description

A three storey two bedroom middle town house benefiting from double glazing, central heating, off-road parking and gardens to the front and rear. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £15,000 per annum.

Situated

Off Vale Road in a popular and sought after location close to Woolton village amenities, shops and transport links. Liverpool city centre is approximately 6.5 miles away.

Lower Ground Floor

Bathroom/WC

Council Tax Band

B

Ground Floor

Living Room, Kitchen/Diner

First Floor

Two Bedrooms

Outside

Off Road Parking, Front and Rear Gardens, Outbuilding

EPC Rating

E



LOT
23

1 Prior Street, Bootle, Merseyside L20 4PS

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom end of terraced house benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy to a long-standing tenant producing a rental income of £5,400.00 per annum. The vendor advises that the rent is due to be increased to £6,600.00 per annum.

Situated

Off Gray Street which in turn is off Knowsley Road in a well-established location close to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen.

EPC Rating

E

First Floor

Bathroom/WC, Two Bedrooms.

Council Tax Band

A

Outside

Rear Yard and Side Garden

Note

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



LOT
24

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

GUIDE PRICE **£69,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting 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



SOLD PRIOR



LOT
25

32 Lancaster Street, Walton, Liverpool L9 1BQ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefitting from majority double glazing, central heating and a basement which is boarded. Following refurbishment, the property would be suitable for investment purposes with a potential rental income of approximately £9,600.00 per annum.

Situated

Off Breeze Lane which in turn is off Breeze Hill in a popular residential area within close proximity to local amenities, schooling and transport links. The property is approximately 5 miles from Liverpool city centre.

Lower Ground Floor

Basement

Council Tax Band

A

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen.

First Floor

Four Piece Bathroom/WC, Two
Bedrooms.

Outside

Yard to rear.

EPC Rating

D



LOT
26

53 Kremlin Drive, Liverpool L13 7BX

GUIDE PRICE **£210,000+***

VACANT RESIDENTIAL

Description

A three storey plus basement end of terraced house which has been converted to a 10-bed HMO investment opportunity benefitting from double glazing, central heating, driveway, parking to the front and rear garden. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes with a potential rental income of approximately £54,000 per annum.

Situated

Off Queens Drive in a popular and well-established area close to local amenities, Tuebrook shopping, Newsham Park, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

Lower Ground Floor

Basement – not inspected

Second Floor

Letting Rooms 7, 8, 9 and 10

Ground Floor

Hall, Letting Room 1, Letting
Room 2 with en suite Shower
Room/WC, Communal Kitchen,
Utility Room, Store Room

Outside

Driveway, Parking at the front,
Garden to the rear, Lean to

EPC Rating

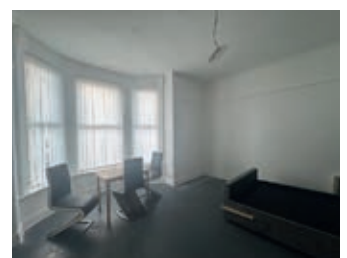
D

First Floor

Letting Room 3, Communal
Shower Room/WC, Separate
Communal WC, Letting Rooms
4, 5 and 6

Council Tax Band

C



LOT
27

23/25 St. Ambrose Grove, Liverpool L4 2RL

GUIDE PRICE £200,000+*

VACANT RESIDENTIAL

Description

A pair of three storey dormer style middle terraced properties which have been converted to provide five x one bed roomed self-contained flats. The property benefits from double glazing and electric storage heaters and once fully let the potential rental income is approximately £36,000 per annum.

Situated

Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

23 St Ambrose Grove Main Entrance Hallway, Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

25 St Ambrose Grove Main Entrance Hallway, Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

23 St Ambrose Grove Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

25 St Ambrose Grove Flat 4 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

23/25 St Ambrose Grove Flat 5 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Communal Yard.

EPC Rating

C

Council Tax Band

A

SOLD PRIOR



LOT
28

14 Streatham Avenue, Liverpool, Merseyside L18 1JG

GUIDE PRICE £160,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house in need of an upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation, resale or investment purposes.

Situated

Off Greenbank Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Sefton Park and Lark Lane amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/ Dining Room, Kitchen/Diner, Lean To

First Floor

Bathroom/WC, three Bedrooms

Second Floor

Attic Room

Outside

Rear Yard

EPC Rating

TBC

Council Tax Band

B

Joint Agent

Entwistle Green



LOT
29

31 Elderdale Road, Liverpool L4 2ST

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of approximately £8,100 per annum.

Situated

Between Priory Road and Lynholme Road in a popular and well-established location within close proximity to Liverpool Football Club, local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room,
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
30

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

GUIDE PRICE **£29,000+***

DEVELOPMENT OPPORTUNITIES

Description

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

Situated

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



LOT
31

9-11 Lorne Street, Liverpool L7 0JP

GUIDE PRICE **£250,000+***

RESIDENTIAL INVESTMENT

Description

A double fronted three storey detached property converted to provide four self-contained flats. (two × one bed roomed and two × three bed roomed) The property is currently fully let by way of Assured Shorthold tenancies producing a total income of £31,200 per annum. The property benefits from double glazing, central heating and gardens to the front and rear.

Situated

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

Ground Floor

Each of the four flats has its own entrance:

No. 9, Flat 1 Hall, Kitchen, Bathroom/WC, Lounge, Bedroom

No. 11, Flat 1 Hall, Kitchen, Bathroom/WC, Lounge, Bedroom

Outside

Front and Rear Gardens.

EPC Rating

9 Lorne Street **Flat 1 C. Flat 2 C. Flat 3 TBC. Flat 4 TBC**

Council Tax Band

A

First and Second Floor

No. 9, Flat 2 Lounge, Kitchen, Bathroom/WC, three Bedrooms

No.11, Flat 2 Lounge, Kitchen, Bathroom/WC, three Bedrooms

Note

Please note Sutton Kersh have only carried out an internal inspection of Flat 1 and all further details have been provided by the vendor.



LOT
32

36 Southgate Road, Liverpool L13 5YA

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bed roomed end of terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable investment purposes with a potential rental income of approximately £8,400 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

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

Joint Agent

Entwistle Green



First Floor

Two Bedrooms

Outside

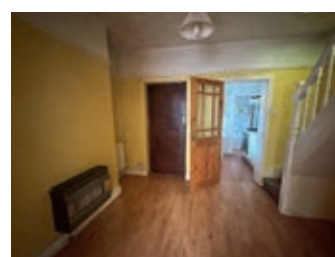
Yard to the Rear

EPC Rating

D

Council Tax Band

A



LOT
33

9/11 St. Ambrose Grove, Liverpool L4 2RL

GUIDE PRICE **£220,000+***

RESIDENTIAL INVESTMENT

Description

A pair of three storey dormer style middle terraced properties which have been converted to provide five × one bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of approximately £26,640 per annum. The property benefits from double glazing, gas wall heaters and central heating.

Situated

Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

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

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

First Floor

Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom, Separate WC

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

Second Floor

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

Outside

Communal Yard to the rear.

EPC Ratings

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

Council Tax Bands

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A. Flat 5 A



Note

Sutton Kersh have only inspected Flat 3.

LOT
34

15 Herondale Road, Allerton, Liverpool L18 1JY

GUIDE PRICE **£160,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £13,200 per annum. Please note this property is likely to be suitable for cash buyers.

Situated

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

Ground Floor

Living Room, Dining Room, Kitchen

First Floor

Two Bedrooms, Box Room, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

B





Description

A substantial three storey mixed-use investment opportunity currently part let producing £20,800 per annum. The property comprises a ground floor retail unit together with a four bedroomed HMO split over three floors and accessed via a separate entrance on Russell Road. The rooms are fully let by way of Assured Shorthold Tenancies producing £20,800 per annum. The property benefits from double glazing, electric roller shutters and central heating. When fully let the potential rental income would be approximately £32,200 per annum.

Situated

Fronting Smithdown Road on the corner of Russell Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Penny Lane/Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

290 Main retail space, Kitchen, WC, Rear room

290A Accessed via Russell Road
– Shared Kitchen

First Floor

Two Letting rooms, Shared Four Piece Bathroom/WC

Second Floor

Two Further Lettings rooms

EPC Rating

290 C. 290A D

Council Tax Band

290A A

Note

Sutton Kersh have only carried out an internal inspection of the retail unit and one letting room. All further details have been provided by the vendor.

Outside

Yard to rear

LOT
36

51 Kelso Road, Liverpool L6 3AG

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Prescott Road and Sheil Road in a popular and well-established location within easy reach of local amenities, schooling, universities and transport links. Approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Three Bedrooms

Outside

Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT
37

Apartment 322, 15 Hatton Garden, Liverpool L3 2HB

GUIDE PRICE **£67,500+***

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. The vendor has now received a programme of works in relation to the remediation project at Hatton Garden which is available to download in the Legal pack.

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

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

EPC Rating

D

Council Tax Band

C

Note

The apartment does not have a parking space – they are available to rent or buy individually from the building owners. Please also 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.

Tenure

Leasehold for the term of 999 years (less 10 days) from 13th May 1998 Ground Rent: £75 (Subject to Review) Service Charge £2,700 per annum

LOT
38

32 Maiden Lane, Liverpool L13 9AW

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A substantial four bedroomed middle town house benefitting from double glazing, central heating, and front and rear gardens. The property would be suitable for a number of potential uses to include investment opportunity as an HMO or flat conversion subject to gaining any necessary consents.

Situated

Off Townsend Lane 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, Living Room, Dining Room,
Third Reception Room, Kitchen,
Utility Room/WC

Council Tax Band

A

First Floor

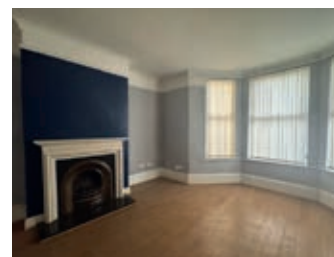
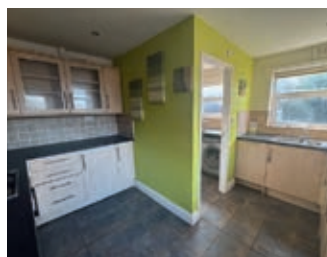
Four Bedrooms (one with
en-suite), Bathroom/WC

Outside

Front and Rear Gardens

EPC Rating

D



LOT
39

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
40

100 King Street, Garston, Liverpool L19 8EQ

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and double gates giving access to off road parking. Following cosmetic works the property would be suitable for investment purposes with a potential income of approximately £10,200 per annum.

Situated

Off Banks Road in a popular residential location within walking distance to Garston Village Shops and a short distance from New Mersey Retail Park. Liverpool city centre is approximately 6 miles away.

Ground Floor

Hall, Two Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

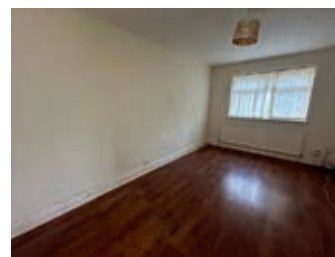
Garden to the rear with double gates.

EPC Rating

D

Council Tax Band

A



LOT
41

223 Bedford Road, Bootle, Merseyside L20 9ND

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

Description

A three bedroom middle terraced property benefitting from partial double glazing, electric heating and a new roof. The property is in full need of refurbishment works and once modernised would be suitable for occupation, resale or investment purposes with a potential rental income approximately £10,800 per annum.

Situated

Off Hawthorne Road (A5090) in a popular and well established residential location close to local amenities, transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen/Diner.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

A



LOT
42

ON BEHALF OF LIVERPOOL CITY COUNCIL IN POSSESSION

166 Long Lane, Walton, Liverpool L9 6AG

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefitting from double glazing, central heating, front and rear gardens and a driveway. Following upgrade and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Fronting Long Lane in a popular and well-established residential area close to the Stonedale Retail Park, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Porch, Hall, Living Room/Dining Room, Kitchen

First Floor

Bathroom/WC, Three Bedrooms

Outside

Front and Rear Gardens, Driveway

EPC Rating

C

Council Tax Band

A



A winning team



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*Hi Shannen/Victoria,
Another great result...
again! Thank to you
both and the team for
all your efforts and
being so easy to work
with! 😊
Thank you*



Description

A substantial three storey semi-detached property comprising five self-contained flats (one x two bed, two x one bed, two x studios). The property benefits from front and rear gardens and off road parking. There is also a basement with potential to convert to provide another flat subject to consents. The property is in poor condition throughout with some fire damage and Following a full upgrade and scheme of refurbishment works the property would be suitable for resale or investment purposes with a potential rental income of £35,000 per annum when fully let. The property is only suited for cash buyers.



Situated

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

Cellar

Not Inspected

Ground Floor

Main Entrance Hallway
Flat 1 Hall, Kitchen, Bathroom/
WC, Lounge, two Bedrooms

First Floor

Flat 2 Studio Lounge/Bedroom,
Kitchen, Bathroom/WC
Flat 3 Kitchen, Lounge,
Bedroom, Bathroom/WC

Second Floor

Flat 4 Studio Lounge/Bedroom,
Kitchen, Bathroom/WC
Flat 5 Open Plan Lounge/
Kitchen, Bedroom, Bathroom/
WC

Outside

Front and Rear Gardens,
Driveway

EPC Rating

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

Council Tax Band

A

Tenure

Leasehold Lease Term – 999
years from 25th March 1947
Ground Rent – Peppercorn



Description

A fantastic opportunity to acquire six retail units fully let producing a rental income of £55,500 per annum. The property comprises a block of six commercial units fully let to long standing tenants. Most of the units benefit from electric roller shutters and there is a rear shared yard.

Situated

In a popular location set in the heart of West Derby Village close to other bars, restaurants and local amenities and approximately 4 miles from Liverpool city centre.



Unit 1 – Churrasco

Restaurant with 34 covers, Bar area, Kitchen, Ladies & Gents WCs, Store room.

Unit 2 – Phi

Restaurant with 35 covers (interconnecting with Unit 3) Bar Area, Kitchen, Ladies & Gents WCs

Unit 3 – Phi

Restaurant with 40 covers, Bar, Prep Room, WC

Unit 4 – Hairdressers

Salon with four stations with back wash, Kitchen, WC, Storeroom

Unit 5 – Acropolis

Ground floor Entrance and Storeroom First Floor – Restaurant with 65 covers, Bar Area, Kitchen, two Store rooms, Ladies & Gents WCs

Unit 6 – Flower Pot

Main Sales Area, WC

Outside

Shared Rear Yard.

EPC Ratings

B

	Trading as	Lease term	Rental income
Unit 1	Churrasco	5 years from June 2018 (expired)	£10,500pa
Unit 2	Phi	10 years from Jan 2014 (expired)	£8,500pa
Unit 3	Phi	10 years from Feb 2023	£10,500pa
Unit 4	Hairdressers	5 years from 21 September 2012 (expired)	£9,000pa
Unit 5	Acropolis	20 January 2012–19 January 2017	£12,000 per annum
Unit 6	The Flower Pot	1 January 2017–31 December 2020 (expired)	£5,000pa (tenant will renew at £7,000pa)
Total rental income			£55,500pa

LOT
45

10 Stockbridge Street, Liverpool L5 6PB

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terrace property benefitting from partial double glazing. Following an upgrade and scheme of refurbishment works the property would be suitable to investment purposes with a potential rental income of £7,800 per annum.

Situated

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

Ground Floor

Lounge, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

A



LOT
46

102 Scarisbrick Drive, Liverpool L11 7DD

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle town house benefitting from central heating, majority double glazing, gardens front and rear and a driveway. Following modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum. The vendor advises that the boiler was fitted within the last five years.

Situated

Just off Parthenon Drive, which in turn is off Walton Hall Avenue, in a popular residential location, within easy access to local amenities such as schooling, shopping facilities and public transport routes. Liverpool city centre is approximately 5 miles away.

Ground Floor

Hall, Living Room, Kitchen, Pantry, WC

Council Tax Band

A

First Floor

Bathroom/WC, Three Bedrooms.

Joint Agent

Entwistle Green



Outside

Front and Rear Gardens and Driveway.

EPC Rating

TBC



LOT
47

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

GUIDE PRICE **£50,000+***

DEVELOPMENT OPPORTUNITIES

Description

A site offered with the benefit of full planning permission to erect two dwellings (one × three and one × 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 The garages have previously been let producing a rental income of £10,000 per annum and would be suitable for continued use as garages/workshop.

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
48

Apt 9, 28 Argyle Street, Liverpool L1 5DL

GUIDE PRICE **£120,000+***

RESIDENTIAL INVESTMENT

Description

A fourth floor two bedroomed 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

C



LOT
49

62 Ivernia Road, Liverpool L4 6TF

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house in need of a full upgrade and refurbishment scheme. Following upgrade, the property would be suitable for occupation, resale or investment purposes.

Situated

Off Walton Hall Avenue 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

Vestibule, Hall, Living Room,
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Rear Yard, Outbuilding

EPC Rating

D

Council Tax Band

A



LOT
50

Flat 5, 56 Lord Street, Southport, Merseyside PR8 1QB

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A well-presented second floor studio apartment situated on Lord street in Southport town centre. The property benefits from double glazing, electric heating, lift access and intercom system. It is suitable for immediate occupation or investment purposes with a potential rental income of approximately £7,500 per annum.

Situated

Fronting Lord Street (A565) on a prominent main road position within close proximity to local amenities, Southport town centre with Southport Marine Lake and golf course close by.

Ground Floor

Communal Entrance Hall

Tenure

Leasehold – 969 years remaining
Ground Rent – £125 per annum
Service Charge – £157.69 per month

Second Floor

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

Council Tax Band

A

EPC Rating

D



LOT
51

ON BEHALF OF HOUSING ASSOCIATION

7 Douglas Street, St. Helens, Merseyside WA10 4HH

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end of terraced house benefitting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £9,600 per annum.

Situated

Off Knowsley 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

Hall, Living Room, Dining Room, Kitchen/Diner

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the Rear

EPC Rating

E

Council Tax Band

B



LOT
52

56 Adelaide Road, Kensington, Liverpool L7 8SQ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bedroomed plus loft room middle terraced house benefitting from double glazing and central heating. Following minor cosmetic work the property would be suitable for occupation or investment purposes with the potential rental income being £10,200 per annum. Alternatively, it would be suitable for an Airbnb investment opportunity, subject to consents.

Situated

Off Kensington High Street (A57) in a popular and well-established residential location close to local amenities, The University of Liverpool, Royal Liverpool Hospital and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining room, Kitchen

EPC Rating

D

First Floor

Two Bedrooms, Shower room/WC

Council Tax Band

A

Second Floor

Loft room

Outside

Yard to the rear



LOT
53

56 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A four bedroomed middle terraced house benefiting from double glazing and central heating. The property comprises four letting rooms each with their own ensuite shower rooms and is currently fully let producing a rental income of £23,760 per annum. The current seller has a selective licence for this property for 5 years from 2024.

Situated

Off Townsend Lane (A580) in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Kitchen, Communal Lounge, one Letting Room with ensuite shower room/WC.

Council Tax Band

A

First Floor

Three Letting Rooms each with ensuite shower room/WC.

Outside

Yard to the rear.

EPC Rating

C



LOT
54

41 Lowell Street, Liverpool L4 4DL

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terrace house 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 £7,800 per annum.

Situated

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

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

TBC.

Council Tax Band

A



LOT
55

43 Lodge Road, Orrell, Wigan, Lancashire WN5 7AT

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroomed end of terrace benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.

Situated

Fronting Lodge Road in a popular residential location within close proximity to local amenities, transport links to include Orrell train station and within walking distance to Orrell Water Park. Approximately 4.5 miles from Wigan town centre.

Ground Floor

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

Council Tax Band

B

First Floor

Three Bedrooms.

Tenure

Leasehold for the term of 999 years from 28th April 1907

Outside

Yard to the Rear.

Note

Sutton Kersh have not carried out an internal inspection of this property and all details have been provided by the vendor.

EPC Rating

D



LOT
56

25 Lochinvar Street, Liverpool L9 1ER

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £8,400 per annum.

Situated

Off Maria Road which in turn is off Breeze Lane in a popular and well-established residential location within close proximity to local amenities. Approximately 5 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms

Outside

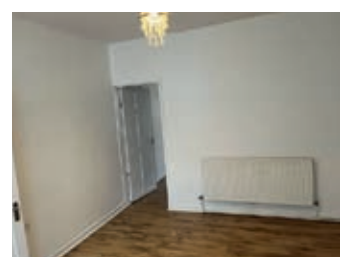
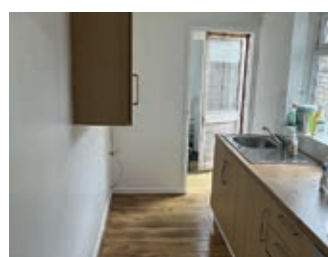
Yard to the rear.

EPC Rating

C

Council Tax Band

A



LOT
57

2 & 2a Mercer Street, Liverpool L19 2NR

GUIDE PRICE **£85,000+***

DEVELOPMENT OPPORTUNITIES

Description

A two storey end of terrace property which was previously used as a ground floor retail unit with accommodation above. The property has been stripped back to bare brick and comes with the benefit of full planning permission & to convert into a two bedroomed ground floor flat and to add a second floor for a four bedroom flat on the first and second floors. Once converted the potential rental income as a two-bed flat & four bed HMO would be approximately £33,000 per annum. Planning reference number: 21F/3744 & 21PR/3716 (Works already commenced)

Situated

Off St Marys Road which is in turn off Garston Way A561 in a popular and well-established residential location within close proximity to local amenities and approximately 7 miles from Liverpool city centre.

Ground Floor

Three Rooms

Council Tax Band

TBC

First Floor

Four Rooms

Outside

Yard to the rear

EPC Rating

TBC



LOT
58

103 Hale Drive, Liverpool L24 0TQ

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A four bedroomed three storey mid-town house benefitting from double glazing and a rear garden. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £15,000 per annum.

Situated

Fronting Hale Drive in a popular residential location within easy reach to the New Mersey Retail Park and Liverpool John Lennon Airport and within close proximity to local amenities, schooling and transport links. Liverpool city centre is approx. 7 miles away.

Ground Floor

Porch Entrance, Hallway, open Plan Lounge/Kitchen, Utility Room/WC, Dining Room, Extension

EPC Rating

TBC

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC.

Second Floor

Two further Bedrooms, Office, Stairs To Loft Space.

Outside

Garden To Rear.



LOT
59

51 Elaine Street, Liverpool L8 8HU

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

Description

A two bedroom middle terraced property benefitting from double glazing, central heating and two bathrooms. Following refurbishment works the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £10,500 per annum. Alternatively it could be utilised as an Airbnb investment opportunity subject to consents.

Situated

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

Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen, Shower/WC.

Council Tax Band

A

First Floor

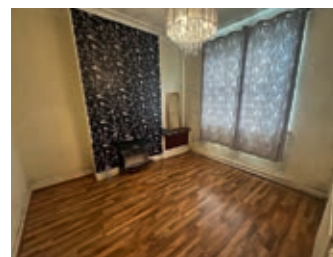
Two Bedrooms, Shower/WC.

Outside

Yard to rear.

EPC Rating

D



LOT
60

222/222a Picton Road, Wavertree, Liverpool L15 4LL

GUIDE PRICE £145,000+*

MIXED USE

Description

A mixed-use investment opportunity comprising a ground floor retail unit together with a self-contained flat above accessed via a separate side entrance. The property benefits from steel electric roller shutters and central heating. The ground floor has recently been refurbished and the whole building is let by way of 6-year Full Repair and Insurance (FRI) lease commencing 26th June 2024 producing a rental income of £14,400 per annum. The vendor has been informed that the tenant is interested in discussing a two-year lease extension, subject to mutual agreement.

Situated

Fronting Picton Road on the corner of Wellington Grove in a popular location on a busy main road being one of the main arterial routes into Liverpool city centre which is approximately 3.5 miles away.

Ground Floor

Café with 30 covers, Kitchen Area, WC

EPC Rating

222 B. 222A E

First Floor

Flat 222a Kitchen/Diner, Bathroom/WC, Lounge, Bedroom, Office/Study

Council Tax Band

Flat A

Outside

Yard to rear



LOT
61

Land at Sandy Lane, Macclesfield, Cheshire SK10 4RJ

GUIDE PRICE **£130,000+***

LAND

Description

A plot of freehold land with a site area of approximately 0.6 acres of freehold fenced land with no overage restrictions in a sought after location close to Alderley Edge, Cheshire. The land comprises flat grassland and woodland to the rear. We are advised there is free running water available and access to electricity.

Situated

In a sought after location approximately 0.5 miles from Alderley Edge village centre amenities, shops and transport links.



LOT
62

110 Thornton Road, Bootle, Merseyside L20 5AS

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle terraced house benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with the potential rental income being £10,500 per annum.

Situated

Off Litherland Road in a popular and well-established residential location close to local amenities, schooling and within walking distance to North Park and Bootle Leisure Centre. Approximately 6 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen.

Tenure

Leasehold for the term of 999 years from 21st March 1902
Ground rent £10

First Floor

Three Bedrooms, Shower room/WC.

Outside

Rear Yard, Outhouse.

EPC Rating

E

Council Tax Band

A



LOT
63

25 Makin Street, Liverpool L4 5QE

GUIDE PRICE £65,000+*

VACANT RESIDENTIAL

Description

A three bed mid terrace 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 £10,200 per annum.

Situated

Off County Road in a popular and well established residential location within easy reach of local amenities, schooling and good transport links. Liverpool city centre is approximately 4 miles away.

Ground Floor

Hall, Through Living Room/
Dining Room, Kitchen

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
64

Land on the southeast side of White Moss Road South,
Skelmersdale WN8 9TH

GUIDE PRICE £5,000+*

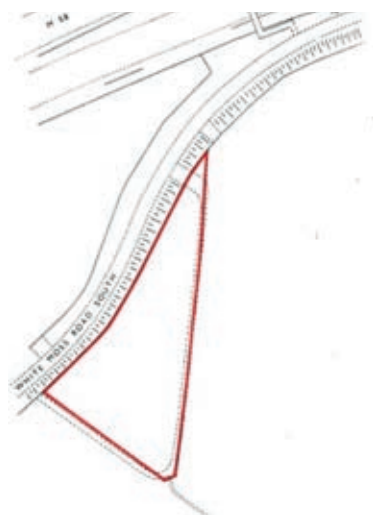
LAND

Description

A vacant plot of agricultural land with a total site area of approximately 1.1 acres

Situated

On the southeast side of White Moss Road South in a popular location close to the M58 motorway, local amenities and transport links. Skelmersdale town centre is approximately 2 miles away.



LOT
65

50 Onslow Road, Fairfield, Liverpool L6 3BB

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A good sized and spacious four bedroomed semi-detached property benefitting from three bathrooms, double glazing, central heating and a garage. Following some cosmetic works the property would be suitable for a number of uses to include a fantastic family home, resale or investment purposes. Alternatively, it could be utilised as an Airbnb investment subject to consents.

Situated

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

Ground Floor

Hall, Front Living Room, Rear Living Room with en-suite shower/WC and French doors, modern fitted Kitchen, Utility Room

Outside

Decked Patio, Yard, Garage with Private Access

EPC Rating

D

First Floor

Four Bedrooms (one with en-suite shower room/WC), Family Bathroom/WC

Council Tax Band

B



LOT
66

43 Market Street, Wirral, Merseyside CH47 2BG

GUIDE PRICE **£275,000+***

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

It is 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

D

First Floor

Various rooms.

Second Floor

Various rooms.



LOT
67

42 Gidlow Road, Liverpool L13 2AW

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A two bedroom end of terraced property benefitting from double glazing and central heating. Following minor cosmetic works, the property would be ready for occupation or investment purposes with a potential rental income of £9,600 per annum.

Situated

Off Prescot Road in a popular residential location close to local amenities and within easy reach of Old Swan and Tuebrook shopping facilities. Liverpool city centre is approximately 4 miles away.

Ground Floor

Through Living Room/Dining Room with French doors, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC, Shower Room.

Outside

Yard to rear.

Council Tax Band

A

EPC Rating

TBC



LOT
68

13 Corsewall Street, Liverpool L7 6NX

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house 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 Webster Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Rating

D

Council Tax Band

A



LOT
69

12 Archbrook Mews, Liverpool L13 7GA

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A three storey town house benefitting from three bedrooms, double glazing, central heating, off road parking and a yard to the rear. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated

Set back off Green Lane close to Tuebrook, Old Swan and West Derby amenities. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is approximately 3.5 miles away with regular public transport links close by.

Ground Floor

Hallway, Kitchen, WC, Garage.

Council Tax Band

C

First Floor

Living Room, Bedroom.

Tenure

Leasehold for a term of 999 years (less 10 days) from 10th April 2003 Service Charge – £57 per month Ground Rent – £100 per annum

Second Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard To The Rear and Off Road Parking.

Joint Agent

Entwistle Green

EPC Rating

C



LOT
70

Flat 5, 10 Livingston Avenue, Liverpool L17 4JA

GUIDE PRICE **£60,000+***

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
71

Penta House, 1 Upper Warwick Street, Liverpool L8 5TP

GUIDE PRICE **£675,000+***

RESIDENTIAL INVESTMENT

Description

A detached three storey building comprising a 24 bedroomed HMO investment opportunity. 23 out of the 24 rooms are currently let producing a rental income of £130,156 per annum before bills. The property benefits from electric heating, double glazing, alarm, emergency lighting and is fully HMO-compliant. When fully let the rent would be approximately £136,760 per annum gross before bills

Situated

On the corner of Upper Warwick Street and Park Road in a popular and well established residential location close to local amenities and transport links and approximately 1 mile from Liverpool city centre.

Ground Floor

Hall, Office, WC, 10 Letting Rooms all with En Suite Shower Rooms/WC, Communal Kitchen

Outside

Communal Terrace, Rear Car Parking

First Floor

10 Letting Rooms, Communal Kitchen, Ladies WC, Gents WC and Shower Rooms

EPC Rating

C

Council Tax Band

F

Second Floor

Four Letting Rooms All with En Suite Shower Rooms/WCs, Communal Kitchen



LOT
72

124 Walthew Lane, Platt Bridge, Wigan, Lancashire WN2 5AW

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A vacant end of terraced house which has been converted to provide a four bedroomed HMO investment opportunity. The property benefits from double glazing, central heating and off road parking. When fully let the potential rental income would be approximately £30,000 per annum.

Situated

Fronting Walthew Lane in a popular and well established residential location close to local amenities, schooling and transport links. Wigan town centre is approximately 2 miles away.

Ground Floor

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

Council Tax Band

A

First Floor

Letting Room with En Suite Shower Room/WC, Two Further Letting Rooms, Communal Bathroom/WC

Joint Agent

Bridgfords

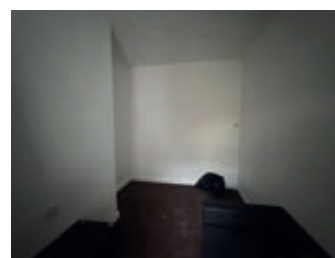
bridgfords

Outside

Front and rear yards with parking

EPC Rating

D



LOT
73

9-11 Hawthorne Road, Bootle, Merseyside L20 2DG

GUIDE PRICE **£150,000+***

MIXED USE

Description

A two storey middle terraced mixed use premises comprising a ground floor retail unit with two x two bedroomed flats above. The ground floor retail unit is let as a community centre producing a rental income of £12,000 per annum and the two flats are both let by way of Assured Shorthold Tenancy agreements producing a rental income of £17,400 per annum bringing the total rental income to £29,400 per annum. The property benefits from double glazing, electric heating and electric roller shutters.

Situated

Off Westminster Road in a popular and well-established residential area close to local amenities, schooling and within walking distance to Kirkdale train station. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Community Centre Main Centre Area, Shower Room/WC, WC, Office Flat 1 – Stairs

Second Floor

Flat 1 Two Bedrooms
Flat 2 Two Bedrooms

First Floor

Separately Accessed

Flat 1 Open Plan Living Room/ Dining Room, Kitchen/Diner, Bathroom/WC

Flat 2 Bathroom/WC, Kitchen, Living Room

Outside

Yard to the Rear

EPC Rating

Community Centre TBC. **Flat 1** TBC. **Flat 2** G



Joint Agent

SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS

LOT
74

6 Century Road, Liverpool L23 7TP

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three bedroomed end town house benefitting from double glazing and central heating. Following upgrades and refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Off Alexandra 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 South Road amenities, 2 miles from Crosby Beach and 7 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Living Room, Dining Room, Kitchen, Lean To

First Floor

Bathroom/WC, Three Bedrooms

Outside

Yard to rear

EPC Rating

E

Council Tax Band

B



LOT
75

89 Walton Breck Road, Liverpool L4 0RD

GUIDE PRICE £95,000+*

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.

SOLD PRIOR



LOT
76

2 Markfield Road, Bootle, Merseyside L20 5DU

GUIDE PRICE £100,000+*

VACANT RESIDENTIAL

Description

A good sized four bedroomed plus attic room end-of-terrace property benefitting from partial double glazing and central heating. Following a scheme of refurbishment works and modernisation, the property would be suitable for investment purposes. The potential rental income is approximately £11,400 per annum.

Situated

Off Knowsley Road in a popular and well-established residential area close to local amenities, Bootle Strand Shopping Centre, Hugh Baird College, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Front Living Room, Rear Living Room, Extended Kitchen/Diner

EPC Rating

TBC

Council Tax Band

A

First Floor

Four Bedrooms, Bathroom/WC

Second Floor

Attic room with access via stairs in rear bedroom on first floor

Outside

Yard to the Rear



LOT
77

10 Scott Street, Bootle, Merseyside L20 4PF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £6,000 per annum. There is potential to increase the rental income to a market value.

Situated

Off Knowlsey 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

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

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A



LOT
78

14 Southey Street, Bootle, Merseyside L20 4LL

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,700 per annum. There is potential to increase the rental income to market value.

Situated

Off Marsh Lane close to local amenities, Bootle Strand Shopping Centre and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

C

Council Tax Band

A



LOT
79

71 Wolborough Street, Newton Abbot, Devon TQ12 1LG

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A three bedroom Grade II listed mid terrace three storey town house requiring modernisation, being conveniently situated for Newton Abbot town centre. The property comprises entrance hallway, sitting room, snug, kitchen/diner/sunroom to the ground floor, a double bedroom, bathroom and separate shower room to the first floor, two double bedrooms to the second floor and a useful loft room with Velux window. To the rear of the property there is a large enclosed terraced garden, with pond and storage shed.

Situated

Wolborough Street is conveniently situated for the thriving town centre of Newton Abbot, offering a wide range of shopping, leisure and educational facilities catering for all age groups, supermarkets and restaurants, being readily commutable to the A30/A38 road networks and in turn the M5.

Ground Floor

Entrance hall, sitting room, snug, kitchen/diner/sunroom giving access to the rear garden.

First Floor

Landing, bedroom one, bathroom, shower room.

Second Floor

Landing, two double bedrooms.

Top Floor

Useful loft room with Velux window.

Outside

Large enclosed rear terraced garden, with patio seating areas, pond and storage shed.

Viewings

Strictly by prior appointment



with Fulfords Newton Abbot
01626 351951. General
enquiries Countrywide Property
Auctions 01395 275691.

EPC Rating

D

Council Tax Band

B



LOT
80

9 Church Lane, Torquay TQ2 5SE

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A vacant two bedroom end of terrace property requiring refurbishment being conveniently situated for Torquay town centre. The property offers an open plan lounge/kitchen/diner and bathroom to the ground floor with two double bedrooms to the first floor. Access is via a shared passageway giving access to 9 & 9A, along with a shared courtyard garden to the rear of the property.

Situated

The Torre area of Torquay is conveniently situated for Torquay town centre and seafront, with local facilities and amenities including a convenience store, bakery, hairdressing salon, public houses and doctor's surgery.

Ground Floor

Open plan lounge/kitchen/diner and bathroom.

First Floor

Landing and two double bedrooms.

Outside

Courtyard style garden to the rear of the property which is accessed via a pedestrian passageway, both shared with 9A Church Lane.

Viewings

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

EPC Rating

E

Council Tax Band

A



LOT
81

10 Garland Place, Camborne, Cornwall TR14 8TJ

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A well-presented three bedroom end of terrace property of non-traditional construction, offering two reception rooms, kitchen and bathroom to the ground floor, with three bedrooms and WC to the first floor, along with front and rear gardens. The property benefits from an air source heat pump and insulation and is likely to appeal to both owner/occupiers and the residential lettings fraternity alike. Cash buyers only.

Situated

Garland Place is a well-established residential area being conveniently situated for local facilities and amenities along with those of Camborne town centre, local schools and public transport links. Camborne is readily accessible to the A30 and the nearby sandy beaches of Hayle and St Ives.

Ground Floor

Entrance porch, lounge, inner hallway, dining room, kitchen and bathroom.

First Floor

Landing, three bedrooms and WC.

Outside

Lawned front garden with patio seating area and walled rear garden.

Viewings

Strictly by prior appointment with Miller Countrywide Camborne 01209 780075. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

C

Council Tax Band

B



Note

A visual inspection of the property was carried out on the 13th December 2024 by Westcountry Mines with the following result: Clear inspection, low risk, pass. A copy of the report will be available to download in the legal pack.



LOT
82

Flat 5, The Old Post Office, Fore Street, East Looe, Looe, PL13 1DT

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A well-presented fully furnished purpose built first floor studio apartment, situated to the rear of The Old Post Office in the heart of the popular seaside town of Looe in close proximity of Looe River, Banjo Pier and the beach. The apartment comprises an open plan living/dining area with kitchen off, a screened double bedroom area with vaulted ceiling and atrium with electrically operated windows and blinds and a bathroom. The apartment has previously been utilised as a successful holiday lettings venture and is likely to appeal to both owner occupiers and the residential/holiday lettings fraternity to add to their portfolios, with the benefit of the remainder of a 999 year lease.

Situated

The ever popular seaside town of Looe is a thriving holiday destination with its sandy beach, Banjo pier and the South West Coastal Path. The town has a working harbour, a wide range of restaurants and bespoke shops, with a branch railway line to Liskeard.

Ground Floor

Communal entrance hall with staircase rising to all floors.

First Floor

Flat 5 Open plan lounge/dining/kitchen with screened double bedroom area off, bathroom.

Viewings

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

EPC Rating

C



Council Tax Band

Currently exempt as used for holiday lettings.

Lease Details

981 years remaining Service charge £1,631.99 per annum Insurance £136.01 per annum Ground rent £150 per annum



LOT
83

Sherborne, Freathy Cliff, Millbrook, Torpoint, Cornwall PL10 1JT

GUIDE PRICE **£600,000+***

VACANT RESIDENTIAL

Description

A two bedroom detached freehold chalet offering panoramic sea views over Whitsand Bay to Rame Head. The property comprises a lounge/diner with patio seating area off, kitchen, two bedrooms, walk-in shower room and WC. The property has the potential for a high yielding holiday lettings venture and has the benefit of fibre optic broadband, a useful detached storage shed and garden area.

Situated

Freathy Cliff forms part of the Rame Peninsula which is an Area of Outstanding Natural Beauty and sits on the Southwest Coastal Path. The area is famous for its sandy beaches and dramatic coastline, with nearby café and bus service to Torpoint, with further facilities and amenities available in the nearby villages of Kingsand and Cawsand.

Ground Floor

Entrance porch, kitchen, lounge/diner, two bedrooms, walk-in shower room and WC.

Outside

Patio seating area and garden, detached storage shed.

Viewings

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

EPC Rating

E

Council Tax Band

TBC



LOT
84

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

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom fully furnished semi-detached holiday bungalow, with adjacent car parking space and patio seating area, situated on the ever popular and recently refurbished Hengar Manor holiday park which is both family and pet friendly. The property has been a successful holiday lettings venture for the last 10 years and has the benefit of a 979 year lease, along with the use of the communal grounds and facilities on site.

Situated

Hengar Manor is situated near the village of St Tudy and is readily accessible to the A30. Hengar Manor is set in 35 acres of parkland, with facilities on site including a bar/restaurant and entertainment room which are operational during the peak holiday season, with an indoor heated swimming pool, pitch and putt golf course, tennis courts and coarse fishing lakes which are available for guests to use all year round.

Ground Floor

Open plan lounge/kitchen/dining room, inner lobby with two bedrooms and shower room.

Outside

Paved patio seating area, adjacent car parking space and additional visitors car parking area, use of the communal grounds and on site facilities.

Viewings

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

EPC Rating

E



VOA Rating

86 & 87 Hengar Manor are currently jointly listed on the VOA website with a combined rateable value of £3,300 per annum. We understand that no rates have been payable since 2011 as the properties have qualified for small business rates relief.

Site Fees 2025/2026

Site fees £3,682.50 1st April 2025 – 31st March 2026. Ground rent £421.97

LOT
85

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

GUIDE PRICE **£35,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom fully furnished semi-detached holiday bungalow, with adjacent car parking space and patio seating area, situated on the ever popular and recently refurbished Hengar Manor holiday park, which is both family and pet friendly. The property has been a successful holiday lettings venture for the last 10 years and has the benefit of 979 year lease remaining, along with the use of the communal grounds and facilities on site.

Situated

Hengar Manor is situated near the village of St Tudy and is readily accessible to the A30. Hengar Manor is set in 35 acres of parkland, with facilities on site including a bar/restaurant and entertainment room which are operational during the peak holiday season, with an indoor heated swimming pool, pitch and putt golf course, tennis courts and coarse fishing lakes which are available for guests to use all year round.

Ground Floor

Open plan lounge/kitchen/dining room, inner lobby with two bedrooms and shower room.

Outside

Paved patio seating area, adjacent car parking space and additional visitors car parking area, use of the communal grounds and on site facilities.

Viewings

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

EPC Rating

E



VOA Rating

86 & 87 Hengar Manor are currently jointly listed on the VOA website with a combined rateable value of £3,300 per annum. We understand that no rates have been payable since 2011, as the properties have qualified for small business rates relief.

Site Fees 2025/2026

Site fees £3,682.50 1st April 2025 – 31st March 2026. Ground rent £421.97

LOT
86

26a Fellowes Place, Plymouth PL1 5NB

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A tenanted one bedroom garden floor flat situated in a popular location in Stoke Village, having the benefit of its own private entrance, good sized enclosed courtyard garden and a garage. The property offers a fantastic investment opportunity, being currently let and generating an income of £600pcm/£7,200pae on a rolling tenancy agreement. Cash buyers only due to a remaining lease length of 65 years.

Situated

Stoke Village is a popular residential location offering a range of shopping and leisure facilities catering for day to day needs, along with excellent public transport links to Plymouth city centre.

Garden Floor

External steps leading down to the private entrance hall, lounge/diner, kitchen, double bedroom and bathroom.

Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

D

Council Tax Band

A



Outside

Good size enclosed private courtyard with pedestrian gate to the rear service lane and garage.

Viewings

Strictly by prior appointment with Miller Countrywide

Tenure

The property is Leasehold for a term of 99 years from 1 January 1991. The ground rent is £150 per annum. The service charge is Nil.



LOT
87

15 Broadparks Avenue, Exeter EX4 9ET

GUIDE PRICE £220,000+*

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
88

7 Polsham Park, Paignton, Devon TQ3 2AD

GUIDE PRICE £225,000+*

RESIDENTIAL INVESTMENT

Description

A high yielding three storey end of terrace property requiring some remedial works and updating, currently comprising three × one bedroom apartments and two studio apartments, all currently let and generating an income of £2,675pcm/£32,100pae. The property has the benefit of on drive parking and an enclosed rear garden currently allocated to the ground floor rear flat, a gas central heating system serving all five flats and included in the rents passing, with top up smart meters providing electricity to each unit. The property is likely to appeal to the career lettings fraternity and to those looking for a post works break-up and resale opportunity.

Situated

Polsham Park is a popular residential lettings area being conveniently situated for the town centre facility and amenities of Paignton, along with its sandy beaches and pier.

Ground Floor

Communal entrance hall, studio flat to the front of the property and a one bedroom garden flat to the rear with enclosed garden.

Second Floor

Studio flat.

Outside

On drive parking and an enclosed rear garden.

First Floor

Landing, two × one bedroom flats.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 529529. General enquiries



Countrywide Property Auctions
01395 275691.

EPC Ratings

All flats are EPC rated D

Current Rents

Flat 1 – £600pcm/£7,200pae
Flat 2 – £500pcm/£6,200pae
Flat 3 – £550pcm/£6,600pae
Flat 4 – £500pcm/£6,200pae
Flat 5 – £525pcm/£6,300pae

Council Tax Bands

All flats are Council Tax Band A

LOT
89

12 Foundry Flats, Foundry Square, Hayle, Cornwall TR27 4AE

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A one bedroom first and second floor penthouse flat with parking space situated close to the harbour, mainline railway station and town centre shopping and leisure facilities in the popular coastal resort of Hayle. The property offers an open plan lounge/kitchen/diner, double bedroom area and bathroom, with the remainder of a renewable 99 year lease which commenced in 1986.

Situated

The popular coastal town of Hayle is renowned for its 3 miles of sandy beaches, harbour, selection of bespoke shops and restaurants, supermarket and retail park, with excellent access to the A30 and a mainline railway station.

Ground Floor

Communal entrance hall with stairs to all floors.

Flat 12 – First Floor

Entrance hall, open plan lounge/kitchen/diner, bathroom and utility cupboard. Staircase up to open plan double bedroom area.

Outside

Allocated parking space to the rear of the building.

Viewings

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

EPC Rating

F

Council Tax Band

A



Lease details

99 year lease which commenced in 1986. Service/Maintenance charge of £600 per annum
Ground rent £50 per annum



LOT
90

17 Third Avenue, Camels Head, Plymouth PL2 2EH

GUIDE PRICE **£125,000+***

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/breakfast room.

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
91

25 The Meads, Milborne Port, Sherborne, Dorset DT9 5DS

GUIDE PRICE **£235,000+***

VACANT RESIDENTIAL

Description

A three bedroom link detached bungalow situated in a cul-de-sac location, having the benefit of front and rear gardens, garage and additional on drive parking. The property offers an entrance porch, hallway, two reception rooms, conservatory, three bedrooms, bathroom and separate WC, conveniently situated for the village facilities and primary school.

Situated

The village of Milborne Port is situated circa three miles from Sherborne in South Somerset, with local shops, Post Office, doctor's surgery, primary school, library, play parks, Church and public houses, with further shopping, educational and leisure facilities including a mainline railway station available in Sherborne town centre.

Ground Floor

Entrance porch, hallway, lounge, dining room with conservatory off, kitchen, three bedrooms, bathroom and cloakroom.

Viewings

Strictly by prior appointment with Palmer Snell Yeovil 01935 250235. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Front and rear gardens, garage with electronic up and over door and on drive parking.

EPC Rating

D

Council Tax Band

D



LOT
92

Panchos Villa, Victoria Square, Bodmin, Cornwall PL31 1EB

GUIDE PRICE **£135,000+***

VACANT COMMERCIAL

Description

An interesting opportunity to acquire a sizeable, two storey detached former office premises with a plot size of circa 0.15 acres. The property was previously utilised as two independent office suites and car parking areas, with part of the premises now requiring refurbishment but offering tremendous potential for a variety of uses/redevelopment of the whole, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

The thriving town of Bodmin offers a wide range of shopping, leisure and educational facilities catering for all age groups, along with superstores and retail parks, being readily accessible to the A30/A38 road networks giving access throughout Devon and Cornwall.

Ground Floor

Entrance vestibule, six offices, storage rooms, two cloakrooms, shower room and kitchen/staff room with patio off.

townscape to the countryside beyond.

Outside

Two car parking areas for multiple vehicles.

First Floor

Four offices, kitchen/staff room and shower room. Large roof terrace with views over the

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries



Countrywide Property Auctions
01395 275691.

Commercial EPC Rating

E

VOA Ratings

Ground Floor £12,250.

First Floor £6,900



LOT
93

5 The Buildings, Long Rock, Penzance, Cornwall TR20 9TT

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A two bedroom end of terrace cottage in a sought after location in Long Rock, having the benefit of front and rear gardens, attached garage with on drive parking and panoramic sea views to St Michaels Mount from the master bedroom. The cottage while requiring refurbishment throughout offers tremendous potential, subject to any requisite consents, for further extension to the existing accommodation and the provision of additional/ alternative parking arrangements within the front garden area upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council.

Situated

Long Rock is situated in close proximity of Marazion, famed for its sandy beaches, bespoke shops and St Michaels Mount, with further shopping, leisure and educational facilities catering for all age groups available in the nearby town of Penzance, with a mainline railway station and excellent access to the A30.

Ground Floor

Entrance porch, kitchen/diner, sitting room and rear porch.

gardens, attached garage and additional on drive parking.

First Floor

Landing, two double bedrooms and bathroom.

Viewings

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

Outside

Shared driveway giving access to all five properties. Front and rear



EPC Rating

TBC

Council Tax Band

B



LOT
94

First Flat, 40 St. Thomas Street, Penryn, Cornwall TR10 8JW

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A one bedroom first floor flat requiring refurbishment throughout, conveniently situated for Penryn town centre and Penryn Quay. The property is accessed from a hallway shared with the ground floor flat, which also provides access to the rear communal garden. The accommodation comprises a dual aspect lounge/dining room, kitchen, double bedroom, former bathroom and will be sold with the benefit of a new 999 year lease.

Situated

The historic quayside town of Penryn offers a range of shopping, leisure and educational facilities catering for all age groups, including the Tremough University campus, restaurants and public houses. Penryn is approximately three miles from Falmouth and nine miles from Truro, offering the perfect base to commute throughout Cornwall via the A39/A30 road networks.

Ground Floor

Shared entrance hall with staircases to the rear garden level and the first floor landing serving First Flat.

Outside

Communal gardens can be found to the rear of the property.

First Floor

Dual aspect lounge/diner, inner hallway, kitchen, double bedroom and former bathroom.

Viewings

Strictly by prior appointment with Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

F

Council Tax Band

A

Lease

We understand that a new 999 year lease will be issued upon the sale of the property. Monthly service charge TBC. Please refer to the legal pack for further details.

LOT
95

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

GUIDE PRICE **£130,000+***

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

C

Council Tax Band

B



LOT
96

3 Carclaze Road, St. Austell, Cornwall PL25 3AG

GUIDE PRICE **£100,000–£125,000***

DEVELOPMENT OPPORTUNITIES

Description

A vacant former seven bedroom HMO with associated kitchens, bathrooms and communal lounge, now having the benefit of planning permission in place for conversion into four × one bedroom flats. The current planning permission under application number PA23/04389 was granted on the 28th July 2023, allowing for a modest two storey extension to the front of the property measuring 1.6m × 5.8m, with a former application PA16/09407 granted on the 20th April 2018 without the extension but still allowing for four flats being classed as extant.

Situated

Carclaze Road is situated on the outskirts of St Austell with local facilities and amenities including local shops, Post Office and butchers shop, with public transport links available nearby giving access to St Austell town centre offering a wide range of shopping, leisure and educational facilities catering for all age groups, along with a mainline railway station.

Proposed Accommodation Ground Floor

Communal entrance lobby with stairs to the first floor.

dining/living room, double bedroom and shower room.

Ground Floor

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

Flat 2 Entrance hall, kitchen/

First Floor

Flat 3 Open plan kitchen/living room, double bedroom and bathroom.

Flat 4 Entrance hall, kitchen/dining/living room, double bedroom and bathroom.



Outside

Allocated bin stores to the front of the property.

EPC Rating

TBC

Viewings

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

Council Tax Band

C

LOT
97

9 Cockington Close, Plymouth PL6 8RF

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid terrace property requiring modernisation, having the benefit of front and rear gardens, parking and garage, situated in a well-established residential cul-de-sac in the popular area of Leigham. The property comprises entrance porch, hallway, kitchen, dining room and lounge to the ground floor, with two double bedrooms and bathroom to the first floor, along with far reaching views from the rear aspect.

Situated

Cockington Close enjoys an elevated position in the southern area of Leigham, being situated in close proximity to Leigham primary school, superstore and the Devon Expressway, allowing commuting throughout the City of Plymouth, to Cornwall and Exeter beyond.

Ground Floor

Entrance porch, hallway, kitchen, dining room with patio doors to the rear garden, lounge.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Enclosed front and rear gardens, gated on-drive parking area and garage.

Viewings

Strictly by prior appointment with Miller Countrywide Plymouth 01752 668242. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

B



Note

The property is to be sold as seen and will not be cleared.



SOLD PRIOR

LOT
98

Glyn-mor, Truro Road, Lanivet, Bodmin, Cornwall PL30 5ET

GUIDE PRICE **£275,000+***

VACANT RESIDENTIAL

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 public house, with further facilities and amenities in Bodmin circa 3 miles away.

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
99

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 and has proven to be a successful holiday letting venture with Sykes. 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 sizeable secure rear garden with decked seating areas, 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.

and planted areas, gated access to a detached chalet style garden room with a separate decked seating area and on drive parking to the front of the property.

Outside

Securely fenced and gated garden with decked seating area, level garden with artificial grass

Viewings

Strictly by prior appointment with Miller Countrywide St Ives 01736 797331. General

enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

A



SOLD PRIOR

LOT
100

Youth Club, Ivy Lane, Dartmouth, Devon TQ6 9QQ

GUIDE PRICE **£90,000–£110,000***

VACANT COMMERCIAL

Description

An interesting opportunity to acquire a sizeable freehold mid terrace town centre premises of circa 236 square metres, situated in Ivy Lane and accessed from Victoria Road in the heart of Dartmouth town centre. The property has been well maintained and utilised as a youth centre, with additional office lettings space and would lend itself to a variety of commercial/community based projects as is, or for a variety of other purposes subject to any requisite consents. upon which interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.

Situated

Dartmouth is a highly sought after historic town, situated on the banks of the River Dart, in an area of Outstanding Natural Beauty. This thriving South Hams town offers a range of bespoke shops, cafes and restaurants, art galleries and markets, popular with both tourists and the sailing community, with ferry crossings and a steam train from Kingswear.

Ground Floor

Entrance hall with access to the first floor landing, main hall space with kitchenette off and stairs leading to the first floor office space.

First Floor

Linked office spaces above both ends of the main hall.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 640258. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

E

VOA Rating

£5,500.



SOLD PRIOR

LOT
101

200 Liscard Road, Wallasey, Merseyside CH44 5TN

GUIDE PRICE **£125,000+***

MIXED USE

Description

A mixed use investment opportunity producing a rental income of £15,000 per annum. A three storey middle terraced mixed use property comprising a ground floor retail unit which is currently let on a 3 year lease from June 2024 producing a rental income of £7,800 per annum together with a two bedrooom duplex flat above let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,200 per annum. The property benefits from double glazing, electric heating and roller shutters.

Situated

Fronting Liscard Road which in turn fronts Mill Lane in a popular and well-established area close to local amenities, schooling, transport links and within walking distance to Central Park. The property is approximately 2 miles from New Brighton Beach.

Ground Floor

Shop Main Sales Area, Rear Store Area/Kitchenette, WC

Outside

Yard to the Rear

First Floor

Flat (Not Inspected) – Open Plan Living Room/Kitchen/Diner, Bedroom, Bathroom/WC

EPC Rating

Shop D. Flat D

Council Tax Band

A

Duplex

One Bedroom with en-suite WC



SOLD PRIOR

LOT
102

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

EPC Rating

A

Joint Agent

Bridgfords

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

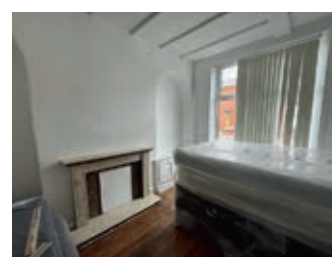
Attic Room

Outside

Yard to the rear.

EPC Rating

D



SOLD PRIOR

bridgfords

LOT
103

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 10 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.

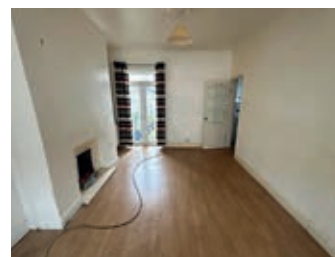
EPC Rating

D

Council Tax Band

A

SOLD PRIOR



LOT
104

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

SOLD PRIOR



LOT
105

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

GUIDE PRICE **£69,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting 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

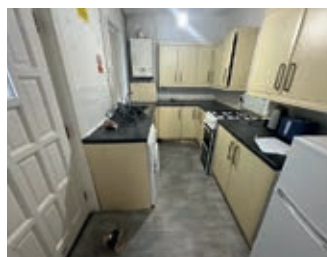
EPC Rating

D

Council Tax Band

A

SOLD PRIOR



LOT
106

Apt 42, 15 Victoria Street, Liverpool L2 5QS

GUIDE PRICE **£44,000+***

VACANT RESIDENTIAL

Description

An open plan studio/one bedroomed third floor apartment benefitting 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, Bedroom, Bathroom/WC.

EPC Rating

C

Council Tax Band

B

SOLD PRIOR



LOT
107

9 Lisburn Lane, Liverpool L13 9AE

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A four 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 £10,500 per annum. The property has potential to be converted to provide two self-contained flats subject to any necessary consents.

Situated

Off West Derby Road (A5049) in a popular and well-established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Front Lounge, Rear Lounge, Morning Room, Kitchen.

Council Tax Band

A

First Floor

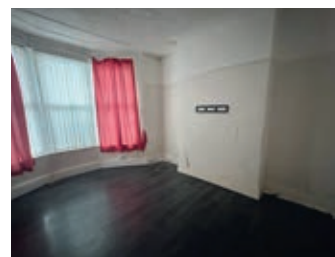
Four Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

D



LOT
108

654 Liverpool Road, Southport, Merseyside PR8 3LT

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A two bed semi-detached property benefiting from double glazing, central heating, gardens and off road parking. Following a 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.

Situated

Fronting Liverpool Road (A565) in a popular and well established location close to local amenities and approximately 4 miles from Southport town centre and amusements.

Ground Floor

Hallway, Breakfast/Kitchen, utility Room

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Gardens to the front and rear. Driveway

EPC Rating

D

Council Tax Band

A



Description

A ground floor one bedroomed flat requiring modernisation, having the benefit of gardens and an outside store, gas central heating and double glazing. The property is in a well established residential location, close to Tavistock town centre and Dartmoor National Park.

Situated

Meavy Lane is situated in a popular and well-established residential area close to local amenities, Primary school and public transport links. The property is approximately 1 mile from Tavistock Town Centre, offering a wide range of shopping, leisure and educational facilities catering for all age groups and within walking distance of Dartmoor National Park.

Ground Floor

Flat – Entrance hall, sitting room, kitchen/diner, double bedroom and wet room.

Outside

Level gardens and outside store.

EPC Rating

C

Council Tax Band

A

Viewings

Strictly by prior appointment with Fulfords Tavistock 01822 616121. General enquiries Countrywide Property Auctions 01395 275691.

Note

We understand that a new 999 year lease will be issued upon completion. Please refer to the legal pack for further information. GET READY TO BID BY VISITING THE AUCTIONEERS WEBSITE



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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual's proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual's proof of address

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

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

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

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

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

countrywide.co.uk/notices/PrivacyNotice.pdf

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

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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



Cathy Holt
MNAEA MNAVA
Associate Director



Victoria Kenyon
MNAVA
Valuer/Business
Development
Manager



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

Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

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

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

Approved Financial Institution

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

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

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

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

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

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

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

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

A2 OUR role

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

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

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

A3 Bidding and reserve PRICES

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

A4 The PARTICULARS and other information

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

A5 The CONTRACT

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their 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	TRANSFER		(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
	(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	ARREARS
	(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	COMPLETION	G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2	Deposit	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	Between CONTRACT and COMPLETION		(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	Notice to complete		(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	Management
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	Title and identity	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	If the CONTRACT is brought to an end		(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	Landlord's licence		
	(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 1.35% of the purchase price plus VAT subject to a minimum fee of £1,800 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

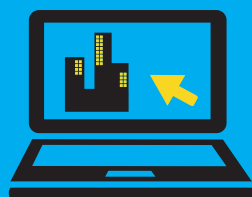
G30.3 Extra Auction Conduct Conditions

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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