

property auction

Registration closes promptly at
12pm on **Wednesday 2 April**
and you must be pre-registered
before this time in order to bid

Thursday 3 April 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

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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

Welcome



Welcome to our second sale of 2025. Our February auction was a resounding success, seeing us sell £9.4m worth of property for our clients with a high demand for investment opportunities which performed particularly well. As is the

norm now this will be a live stream only auction with Auctioneer Andrew Binstock in charge and as usual will commence at 12.00pm prompt.

This catalogue offers a fantastic mix of lots guaranteed to suit all budgets and tastes. Here are just a few from the sale that we are confident will gain significant interest:

Lot 1 127 Easton Road, Liverpool L36 4NZ
VACANT RESIDENTIAL **Guide price £100,000+***

Lot 19 297 Breck Road/2 Windermere Street,
Everton, Liverpool L5 6PU
MIXED USE **Guide price £285,000+***

Lot 21 7 Amphill Road, Aigburth, Liverpool L17 9QL
VACANT RESIDENTIAL **Guide price £385,000+***

Lot 22 12/12a Greenbank Road, Liverpool L18 1HN
MIXED USE **Guide price £350,000+***

Lot 23 10 Craighburn Road, Liverpool L13 8BN
VACANT RESIDENTIAL **Guide price £65,000+***

Lot 44 10/10a Greenbank Road, Liverpool L18 1HN
MIXED USE **Guide price £350,000+***

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

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

Cathy Holt MNAEA MNAVA
Associate Director

110 lots available

60+
vacant
residential

20+
residential
investment

2
commercial
investment

3
land

7
mixed
use

2
vacant
commercial

Highlights



127 Easton Road, Liverpool L36 4NZ



297 Breck Road/2 Windermere Street, Everton, Liverpool L5 6PU



7 Amphill Road, Aigburth, Liverpool L17 9QL



12/12a Greenbank Road, Liverpool L18 1HN



10 Craighburn Road, Liverpool L13 8BN



10/10a Greenbank Road, Liverpool L18 1HN

2025 – our year so far!



70
LOTS SOLD



£9.4m
RAISED



89%
SUCCESS

SuttonKersh

JAN

FEB

70
LOTS SOLD

£9.4m
RAISED

89%
SUCCESS

MAR

APR

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

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

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

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

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

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of 1.35% 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.
- Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing by the auctioneer prior to commencement of the auction.
- The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- Prospective bidders should check our website by 10am on the day of the auction and prior to bidding at the auction to ensure there are no changes to the published terms and conditions and to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- In the case of unsuccessful bidders' deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- Should the telephone or internet bid exceed the bidding price stated on the form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit can be a bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.
- Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the auctioneers pre-sale announcements and are aware of any additional costs and fees payable by the buyer detailed therein.
- Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices or check the auctioneers website before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser, we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by Credas Technologies Ltd.
- Proxy, telephone or internet bidding forms should be sent to auctions@suttonkersh.co.uk. Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

Auctioneer's pre-sale announcements

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

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

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

For sale by public auction unless sold prior or withdrawn

1	127 Easton Road, Huyton, Liverpool L36 4NZ	£100,000+*
2	89 Windsor Road, Tuebrook, Liverpool L13 8BB	£225,000+*
3	56 Rector Road, Liverpool L6 0BY	£135,000+*
4	8 Low Wood Street, Liverpool L6 1EN	£85,000+*
5	21 Merton Road, Bootle, Merseyside L20 3BJ	£395,000+*
6	199 County Road, Walton, Liverpool L4 5PB	£40,000+*
7	91 Townsend Lane, Anfield, Liverpool L6 0AY	£110,000+*
8	17 Madelaine Street, Liverpool L8 8AP	£165,000+*
9	5 June Road, Liverpool L6 4DB	£70,000+*
10	62 Aigburth Road, Liverpool L17 7BN	£50,000+*
11	Apt 16 Mill View, Rutter Street, Liverpool L8 6AG	£50,000+*
12	79 Gilroy Road, Liverpool L6 6BG	£50,000+*
13	73 Wendell Street, Liverpool L8 0RG	£65,000+*
14	39 Peel Street, Liverpool L8 3SY	£275,000+*
15	132 Grosvenor Road, Wavertree, Liverpool L15 0HB	£70,000+*
16	143 High Street, Blackpool FY1 2DL	£150,000+*
17	46 Ivernia Road, Liverpool L4 6TF	£65,000+*
18	32 September Road, Liverpool L6 4DQ	£60,000+*
19	297 Breck Road/2 Windermere Street, Everton, Liverpool L5 6PU	£285,000+*
20	Woolston Lodge, Weir Lane, Woolston, Warrington WA1 4QQ	£700,000+*
21	7 Ampthill Road, Aigburth, Liverpool L17 9QL	£385,000+*
22	12/12a Greenbank Road, Liverpool L18 1HN	£350,000+*
23	10 Craighburn Road, Liverpool L13 8BN	£65,000+*
24	103 Hale Drive, Liverpool L24 0TQ	£100,000+*
25	6 Banner Street, Liverpool L15 0HQ	£85,000+*
26	254/254a Smithdown Road, Liverpool L15 5AH	£300,000+*
27	12 Dorset Avenue, Liverpool L15 2JA	£65,000+*
28	8 Esher Road, Kensington, Liverpool L6 6DF	£135,000+*
29	24 Broad Lane, Norris Green, Liverpool L11 8LZ	£115,000+*
30	38 Patricia Avenue, Birkenhead, Merseyside CH41 7BH	£65,000+*
31	94 Elizabeth Road, Fazakerley, Liverpool L10 4XP	£100,000+*
32	44 Lancelyn Court, Wirral, Merseyside CH63 9JL	£115,000+*
33	171 Lisburn Lane, Liverpool L13 9AQ	£85,000+*
34	2 Stanhope Drive, Huyton, Liverpool L36 4LN	£95,000+*
35	66 Hollingbourne Road, Liverpool L11 3AL	£90,000+*
36	3 Burnthwaite Road, Liverpool L14 1PY	£110,000+*
37	6 Ulster Road, Old Swan, Liverpool L13 5SS	£60,000+*
38	28 Cookson Road, Seaforth, Liverpool L21 4NU	£80,000+*
39	Land on the northwest side of Bailey Street, Liverpool L1 5DP	£160,000+*
40	4 Wolverton Street, Liverpool L6 5AH	£85,000+*
41	Apt 9, 28 Argyle Street, Liverpool L1 5DL	£100,000+*
42	82 Allerton Road, Woolton, Liverpool L25 7RQ	£245,000+*
43	11 Beech Street, Bootle, Merseyside L20 3HG	£60,000+*
44	10/10a Greenbank Road, Liverpool L18 1HN	£350,000+*
45	154 Lawrence Road, Liverpool L15 3HA	£125,000+*
46	84 Moscow Drive, Liverpool L13 7DJ	£100,000+*
47	Apt 426, 2 Moorfields, Liverpool L2 2BT	£27,000+*
48	26 Burleigh Road North, Liverpool L5 1TX	£85,000+*
49	61 Lenthall Street, Liverpool L4 5TN	SOLD PRIOR
50	290/290a Smithdown Road, Liverpool L15 5AJ	£235,000+*
51	125 Scotchbarn Lane, Prescot, Merseyside L35 7JA	£150,000+*
52	145 Walton Village, Liverpool L4 6TG	£85,000+*
53	186 Bedford Road, Bootle, Merseyside L20 2DT	£90,000+*
54	32 Euston Street, Liverpool L4 5PR	SOLD PRIOR
55	28 Castle Street, Woolton, Liverpool L25 7SW	£190,000+*
56	78 Morecambe Street, Liverpool L6 4AX	£60,000+*
57	346 Binns Road, Liverpool L13 1DD	£100,000+*
58	25 Makin Street, Liverpool L4 5QE	£65,000+*

59	21 Wendell Street, Liverpool L8 ORG	£70,000+*
60	123 Westminster Road, Liverpool L4 4LW	£200,000+*
61	Flat 1, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ	£50,000+*
62	3 Frogmore Road, Fairfield, Liverpool L13 3AU	£75,000+*
63	Flat 45, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ	£60,000+*
64	71 Fulwood Road, Aigburth, Liverpool L17 9PY	£165,000+*
65	13 Sutcliffe Street, Kensington, Liverpool L6 6AS	£60,000+*
66	Flat 5, 10–12 Crosby Green, Liverpool L12 7JZ	£50,000+*
67	37 Bishop Road, Liverpool L6 0BJ	£85,000+*
68	31 Cherry Court, Orchard Street, Warrington WA1 2TE	SOLD PRIOR
69	2 June Road, Liverpool L6 4DB	£50,000+*
70	12 Heald Street, Garston, Liverpool L19 2LY	£95,000+*
71	28 Bartlett Street, Liverpool L15 OHW	£85,000+*
72	Car Parking Spaces, Central Car Park, The Coombes, Polperro, Cornwall PL13 2QR	£60,000+*
73	Wheal Bush Cottage, Cox Hill, Chacewater, Truro TR4 8LY	£250,000+*
74	82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	£60,000+*
75	Ground Floor Flat, 7 Portland Road, Plymouth PL1 4QN	POSTPONED
76	Flat 6, Kelwyn Court, Valley Road, Carbis Bay, St. Ives TR26 2QS	£185,000+*
77	87 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	SOLD PRIOR
78	86 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL	SOLD PRIOR
79	7 Polsham Park, Paignton, Devon TQ3 2AD	£170,000+*
80	12 Foundry Flats, Foundry Square, Hayle, Cornwall TR27 4AE	£50,000+*
81	6 Lannoweth Road, Penzance, Cornwall TR18 3AB	£235,000+*
82	85 Fore Street, Bodmin, Cornwall PL31 2JB	£225,000+*
83	Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW	£150,000+
84	17 Third Avenue, Camels Head, Plymouth PL2 2EH	£100,000+*
85	1 Grenville Park, Stamford Hill, Stratton, Bude, Cornwall EX23 9AY	£450,000+*
86	Garage and parking adjacent to High View, Ayr, St. Ives TR26 1EN	£65,000+*
87	Flat 5, The Old Post Office, Fore Street, East Looe, Looe PL13 1DT	£85,000+*
88	2 Trevithick Cottages, Higher Drift, Buryas Bridge, Penzance, Cornwall TR19 6AE	£135,000+*
89	71 Wolborough Street, Newton Abbot, Devon TQ12 1LG	£155,000+*
90	9 Church Lane, Torquay TQ2 5SE	SOLD PRIOR
91	13 Parc Terrace, Newlyn, Penzance, Cornwall TR18 5AS	£80,000+*
92	7 Brook Terrace, Horrbridge, Yelverton, Devon PL20 7QU	£110,000+*
93	Panchos Villa, Victoria Square, Bodmin, Cornwall PL31 1EB	£100,000–£125,000*
94	Land at Bowl Rock, Lelant, St. Ives, Cornwall TR26 3JE	£35,000–£40,000*
95	50 Onslow Road, Fairfield, Liverpool L6 3BB	£150,000+*
96	Flat 5, 70 Wordsworth Street, Bootle, Merseyside L20 4JW	SOLD PRIOR
97	37 Tildsley Street, Bolton BL3 6PN	SOLD PRIOR
98	Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS	£95,000+*
99	48/50 Kensington, Liverpool L7 8XB	£275,000+*
100	Land and Garage at 46 Sandheys Avenue, Liverpool L22 7RP	£150,000+*
101	Lyndale Drive, Codnor, Ripley, Derbyshire DE5 9QJ	£110,000+*
102	50 Calder Avenue, Ormskirk, Lancashire L39 4SF	£150,000+*
103	5 Snape Hill Close, Dronfield, Derbyshire S18 2GS	£110,000+*
104	14 Osborne Road, Tuebrook, Liverpool L13 8AT	£160,000+*
105	12 Kempton Road, Liverpool L15 1HF	£85,000+*
106	Flat 2, 7 Swiss Road, Liverpool L6 3AT	£55,000+*
107	10 Scott Street, Bootle, Merseyside L20 4PF	SOLD PRIOR
108	14 Southey Street, Bootle, Merseyside L20 4LL	SOLD PRIOR
109	42 Fitzgerald Road, Liverpool L13 5XL	£75,000+*
110	77 Caldly Road, Liverpool L9 4RZ	£100,000+*

Next auction **Tuesday 20 May 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

- 10 62 Aigburth Road, Liverpool L17 7BN
- 26 254/254a Smithdown Road, Liverpool L15 5AH

Development opportunities

- 70 12 Heald Street, Garston, Liverpool L19 2LY
- 93 Panchos Villa, Victoria Square, Bodmin, Cornwall PL31 1EB
- 100 Land and Garage at 46 Sandheys Avenue, Liverpool L22 7RP

Garages

- 86 Garage and parking adjacent to High View, Ayr, St. Ives TR26 1EN

Land

- 39 Land on the northwest side of Bailey Street, Liverpool L1 5DP
- 72 Car Parking Spaces, Central Car Park, The Coombes, Polperro, Cornwall PL13 2QR
- 94 Land at Bowl Rock, Lelant, St. Ives, Cornwall TR26 3JE

Mixed use

- 19 297 Breck Road/2 Windermere Street, Everton, Liverpool L5 6PU
- 22 12/12a Greenbank Road, Liverpool L18 1HN
- 44 10/10a Greenbank Road, Liverpool L18 1HN
- 45 154 Lawrence Road, Liverpool L15 3HA
- 50 290/290a Smithdown Road, Liverpool L15 5AJ
- 82 85 Fore Street, Bodmin, Cornwall PL31 2JB
- 99 48/50 Kensington, Liverpool L7 8XB

Residential investment

- 2 89 Windsor Road, Tuebrook, Liverpool L13 8BB
- 3 56 Rector Road, Liverpool L6 0BY
- 7 91 Townsend Lane, Anfield, Liverpool L6 0AY
- 11 Apt 16 Mill View, Rutter Street, Liverpool L8 6AG
- 13 73 Wendell Street, Liverpool L8 0RG
- 14 39 Peel Street, Liverpool L8 3SY
- 15 132 Grosvenor Road, Wavertree, Liverpool L15 0HB
- 16 143 High Street, Blackpool FY1 2DL
- 27 12 Dorset Avenue, Liverpool L15 2JA
- 41 Apt 9, 28 Argyle Street, Liverpool L1 5DL
- 49 61 Lenthall Street, Liverpool L4 5TN
- 52 145 Walton Village, Liverpool L4 6TG
- 54 32 Euston Street, Liverpool L4 5PR
- 59 21 Wendell Street, Liverpool L8 0RG
- 60 123 Westminster Road, Liverpool L4 4LW
- 68 31 Cherry Court, Orchard Street, Warrington WA1 2TE
- 74 82 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
- 77 87 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
- 78 86 Hengar Manor, St. Tudy, Bodmin, Cornwall PL30 3PL
- 79 7 Polsham Park, Paignton, Devon TQ3 2AD

- 81 6 Lannoweth Road, Penzance, Cornwall TR18 3AB
- 98 Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS
- 104 14 Osborne Road, Tuebrook, Liverpool L13 8AT
- 107 10 Scott Street, Bootle, Merseyside L20 4PF
- 108 14 Southey Street, Bootle, Merseyside L20 4LL
- 109 42 Fitzgerald Road, Liverpool L13 5XL
- 110 77 Caldly Road, Liverpool L9 4RZ

Vacant commercial

- 5 21 Merton Road, Bootle, Merseyside L20 3BJ
- 6 199 County Road, Walton, Liverpool L4 5PB

Vacant residential

- 1 127 Easton Road, Huyton, Liverpool L36 4NZ
- 4 8 Low Wood Street, Liverpool L6 1EN
- 8 17 Madelaine Street, Liverpool L8 8AP
- 9 5 June Road, Liverpool L6 4DB
- 12 79 Gilroy Road, Liverpool L6 6BG
- 17 46 Ivornia Road, Liverpool L4 6TF
- 18 32 September Road, Liverpool L6 4DQ
- 20 Woolston Lodge, Weir Lane, Woolston, Warrington WA1 4QQ
- 21 7 Ampthill Road, Aigburth, Liverpool L17 9QL
- 23 10 Craighburn Road, Liverpool L13 8BN
- 24 103 Hale Drive, Liverpool L24 0TQ
- 25 6 Banner Street, Liverpool L15 0HQ
- 28 8 Esher Road, Kensington, Liverpool L6 6DF
- 29 24 Broad Lane, Norris Green, Liverpool L11 8LZ
- 30 38 Patricia Avenue, Birkenhead, Merseyside CH41 7BH
- 31 94 Elizabeth Road, Fazakerley, Liverpool L10 4XP
- 32 44 Lancelyn Court, Wirral, Merseyside CH63 9JL
- 33 171 Lisburn Lane, Liverpool L13 9AQ
- 34 2 Stanhope Drive, Huyton, Liverpool L36 4LN
- 35 66 Hollingbourne Road, Liverpool L11 3AL
- 36 3 Burnthwaite Road, Liverpool L14 1PY
- 37 6 Ulster Road, Old Swan, Liverpool L13 5SS
- 38 28 Cookson Road, Seaforth, Liverpool L21 4NU
- 40 4 Wolverton Street, Liverpool L6 5AH
- 42 82 Allerton Road, Woolton, Liverpool L25 7RQ
- 43 11 Beech Street, Bootle, Merseyside L20 3HG
- 46 84 Moscow Drive, Liverpool L13 7DJ
- 47 Apt 426, 2 Moorfields, Liverpool L2 2BT
- 48 26 Burleigh Road North, Liverpool L5 1TX
- 51 125 Scotchbarn Lane, Prescot, Merseyside L35 7JA
- 53 186 Bedford Road, Bootle, Merseyside L20 2DT
- 55 28 Castle Street, Woolton, Liverpool L25 7SW
- 56 78 Morecambe Street, Liverpool L6 4AX
- 57 346 Binns Road, Liverpool L13 1DD
- 58 25 Makin Street, Liverpool L4 5QE
- 61 Flat 1, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ
- 62 3 Frogmore Road, Fairfield, Liverpool L13 3AU
- 63 Flat 45, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ
- 64 71 Fulwood Road, Aigburth, Liverpool L17 9PY
- 65 13 Sutcliffe Street, Kensington, Liverpool L6 6AS
- 66 Flat 5, 10-12 Crosby Green, Liverpool L12 7JZ
- 67 37 Bishop Road, Liverpool L6 0BJ
- 69 2 June Road, Liverpool L6 4DB
- 71 28 Bartlett Street, Liverpool L15 0HW
- 73 Wheal Bush Cottage, Cox Hill, Chacewater, Truro TR4 8LY
- 75 Ground Floor Flat, 7 Portland Road, Plymouth PL1 4QN
- 76 Flat 6, Kelwyn Court, Valley Road, Carbis Bay, St. Ives TR26 2QS
- 80 12 Foundry Flats, Foundry Square, Hayle, Cornwall TR27 4AE
- 83 Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW
- 84 17 Third Avenue, Camels Head, Plymouth PL2 2EH
- 85 1 Grenville Park, Stamford Hill, Stratton, Bude, Cornwall EX23 9AY
- 87 Flat 5, The Old Post Office, Fore Street, East Looe, Looe PL13 1DT
- 88 2 Trevithick Cottages, Higher Drift, Buryas Bridge, Penzance, Cornwall TR19 6AE
- 89 71 Wolborough Street, Newton Abbot, Devon TQ12 1LG
- 90 9 Church Lane, Torquay TQ2 5SE
- 91 13 Parc Terrace, Newlyn, Penzance, Cornwall TR18 5AS
- 92 7 Brook Terrace, Horrabridge, Yelverton, Devon PL20 7QU
- 95 50 Onslow Road, Fairfield, Liverpool L6 3BB
- 96 Flat 5, 70 Wordsworth Street, Bootle, Merseyside L20 4JW
- 97 37 Tildsley Street, Bolton BL3 6PN
- 101 18 Lyndale Drive, Codnor, Ripley, Derbyshire DE5 9QJ
- 102 50 Calder Avenue, Ormskirk, Lancashire L39 4SF
- 103 5 Snape Hill Close, Dronfield, Derbyshire S18 2GS
- 105 12 Kempton Road, Liverpool L15 1HF
- 106 Flat 2, 7 Swiss Road, Liverpool L6 3AT

LOT

1

127 Easton Road, Huyton, Liverpool L36 4NZ

GUIDE PRICE £100,000+*

VACANT RESIDENTIAL

Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, driveway and gardens to the front and rear. The property is in need of refurbishment and modernisation and has suffered from water damage. Following upgrade, it would be suitable for occupation, resale or investment purposes. There is also scope to extend the property, subject to gaining the necessary consents.

Situated

Off Pilch Lane East in a popular and well established residential location close to local amenities, schooling and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Porch, Hall, Living Room, Dining Room, Kitchen, Conservatory

Council Tax Band

B

First Floor

Three Bedrooms, Shower Room/WC

Tenure

Freehold

Outside

Gardens to the front and rear, Driveway

EPC Rating

TBC



LOT

2

89 Windsor Road, Tuebrook, Liverpool L13 8BB

GUIDE PRICE £225,000+*

RESIDENTIAL INVESTMENT

Description

A six bedroomed six bathroom HMO investment opportunity of which four rooms are let producing a total rental income of £23,400 per annum. The property has a 5 year licence and benefits from double glazing, central heating, driveway and garden to the rear. The total potential rental income when fully let would be approximately £38,500 per annum. The property would make an excellent Airbnb investment opportunity, being 5 minutes away from Liverpool Football Club and just 2.5 mile from Liverpool city centre.

Situated

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

Ground Floor

Vestibule, Hallway, one Letting Room with en suite Shower Room/WC, Communal Lounge/Kitchen/Dining Room, Bathroom/WC

Second Floor

One Further Letting Room

Outside

Driveway, Garden to the rear

First Floor

Four Letting Rooms (three with en suite Shower Rooms/WC), Bathroom/WC

EPC Rating

D

Council Tax Band

B



Tenure
Freehold

Note
Please note the internal photographs were taken before the tenants moved in.



LOT

3

56 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£135,000+***

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 en suite 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

Tenure

Freehold

**First Floor**

Three Letting Rooms each with ensuite shower room/WC.

Outside

Yard to the rear.

EPC Rating

C

LOT

4

8 Low Wood Street, Liverpool L6 1EN

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing, central heating, rear garden and parking. Following a scheme of cosmetic works the property would be suitable for occupation, re-sale or investment purposes with a potential rental of £10,800 per annum. There is also potential to extend to the rear, subject to the necessary consents.

Situated

Off Walker Street which in turn is off West Derby Road in a popular residential location within close proximity to local amenities and transport links. Approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Kitchen, Wet room/WC

Tenure

Freehold

Council Tax Band

A

First Floor

Two Bedrooms.

Outside

Rear Garden with double gates for parking, Outhouse and WC.

Joint Agent

Entwistle Green

**EPC Rating**

C





Description

A substantial double fronted three storey detached corner property arranged over three floors and offering attractive serviced office accommodation with secure rear parking for several cars. There are 11 offices which have been recently refurbished, a kitchen and ladies & gents WCs. The property benefits from central heating, alarm system, secure allocated parking, and 24hr CCTV. The property would be suitable for immediate continued use as offices, and the fixtures and fittings can be purchased separately. Alternatively, it would be suitable for residential conversion to provide self-contained flats or HMO investment opportunity, subject to any relevant consents. There is also potential to extend the property to the rear, subject to gaining any necessary consents.

Situated

Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity to local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, four Offices, Kitchen, Ladies WCs.

Outside

Private secure rear parking and front gardens.

First Floor

Four Offices, Gentlemen's WC.

EPC Rating

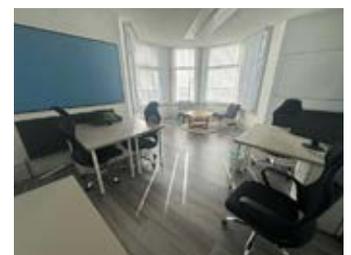
D

Second Floor

Three Further Rooms.

Tenure

Freehold



LOT

6

199 County Road, Walton, Liverpool L4 5PB

GUIDE PRICE **£40,000+***

VACANT COMMERCIAL

Description

A ground floor retail unit benefiting from electric roller shutters suitable for a number of uses, subject to gaining the necessary consents. Following cosmetic works the potential rental income would be approximately £8,000 per annum. The sale does not include the upper floors.

Situated

Fronting County Road in a popular and well-established commercial and residential area close to local amenities and transport links. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, three Rear Rooms, Kitchen, WC, Storeroom

EPC Rating

TBC

Tenure

Freehold



LOT

7

91 Townsend Lane, Anfield, Liverpool L6 0AY

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

Description

A three storey plus basement middle terraced property which has been converted to provide a five bedroom investment opportunity. The property benefits from double glazing and central heating and is let to a company currently holding over producing a rental income of £17,550 per annum. We have been advised that the tenant is due to vacate on 30th May 2025.

Situated

Fronting Townsend Lane close to its junction with Vicar Road in a popular residential location close to local amenities, Liverpool & Everton football clubs, schooling and approximately 3 miles from Liverpool city centre.

Lower Ground Floor

Basement

Outside

Front and Rear Yards

Ground Floor

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

EPC Rating

D

First Floor

Three Letting Rooms, Communal Bathroom/WC

Council Tax Band

A

Second Floor

One Letting Room

Tenure

Freehold

**Note**

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

LOT

8

17 Madelaine Street, Liverpool L8 8AP

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A four/five bedroomed middle terraced benefiting from double glazing and central heating and will be sold fully furnished to include white goods and bedroom furniture. The property is in very good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £1,200pcm. It has been utilised as a Airbnb investment until recently. Viewing is strongly recommended.

Situated

Off North Hill Street which is in turn off Princes Road in a popular and well-established residential location within close proximity to local amenities, Princes Park, with good transport links and schooling. Liverpool city centre is approximately 2 miles away.

Basement

Not Inspected

Ground Floor

Hallway, one Letting room, Open Plan Lounge/Kitchen/Diner, Shower room/WC

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

One further Bedroom with En-suite Shower room/WC

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A

**Tenure**

Leasehold for the term of 999 years from 25th March 1947



LOT

9

5 June Road, Liverpool L6 4DB

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle-terraced property benefitting from double glazing and central heating. Following refurbishment, the property would be suitable for occupation or investment purposes. The potential rental income is approx £10,200 per annum.

Situated

Off March Road which in turn is off Lower Breck Road in a popular and well-established residential area close to local amenities, schooling, Liverpool Football Club and transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room/ Dining Room, Kitchen

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

D

Tenure

Freehold

Council Tax Band

A

Joint Agent

Entwistle Green



LOT
10

62 Aigburth Road, Liverpool L17 7BN

GUIDE PRICE **£50,000+***

COMMERCIAL INVESTMENT

Description

A ground floor retail unit currently let by way of 3 year lease since June 2023 producing a rental income of £5,400 per annum. The upper floors have been sold separately.

Situated

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

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen/WC

Outside

Yard to the rear.

EPC Rating

TBC.

Tenure

Leasehold Term: 99 years from 1 May 1984
Rent: One Peppercorn



LOT
11

Apt 16 Mill View, Rutter Street, Liverpool L8 6AG

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

Description

A fourth floor two bedroomed self-contained apartment benefiting from double glazing, electric storage heating, lift access to all floors and communal parking and views across the city. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing a rental income of £9,600 per annum. The property is in good condition.

Situated

Fronting Mill Street in a well-established residential location within a short walking distance to The Baltic Market and other popular and local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway.

Council Tax Band

A

Fourth Floor

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

Tenure

Leasehold Term: 125 years less 3 days from 30 March 2012

Outside

Communal Parking.

EPC Rating

C



LOT
12

79 Gilroy Road, Liverpool L6 6BG

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house in need of a full upgrade and scheme of refurbishment works. Once modernised the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £9,000.00 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to rear.

EPC Rating

TBC

Council Tax Band

A



LOT
13

73 Wendell Street, Liverpool L8 0RG

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

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

Situated

Off Smithdown Road in a popular and well-established residential area within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

Note

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

First Floor

Two Bedrooms.

Outside

Yard to rear.

EPC Rating

D

Council Tax Band

A



LOT

14

39 Peel Street, Liverpool L8 3SY

GUIDE PRICE £275,000+*

RESIDENTIAL INVESTMENT

Description

A substantial three storey Grade II listed mid-town house comprising six self-contained flats benefiting from partial double glazing, central heating, intercom entry system, and fire alarm. Three out of the six flats are currently tenanted by the way of rolling contracts producing a rental income of approximately £18,000 per annum. The three vacant flats are ready for immediate occupation. The potential when fully let would be in excess of £40,000 per annum.

Situated

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

Basement

Various Rooms

Ground Floor

Main Entrance Hallway

Flat 1 Open plan Kitchen/Lounge, Bathroom/WC.

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

First Floor

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

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

Second Floor

Flat 5 (vacant) Hall, Kitchen, Lounge/Bedroom, Bathroom/WC.



Flat 6 Hall, Kitchen, Lounge, Bedroom, Bathroom/WC.

Council Tax Bands

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A. Flat 5 A. Flat 6 A.

Outside

Secure Rear Yard.

Tenure

Freehold

EPC Ratings

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

LOT

15

132 Grosvenor Road, Wavertree, Liverpool L15 0HB

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 a rental income of £5,400 per annum.

Situated

Off Plumer Street which in turn is off Picton Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Living Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms

Note

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

Outside

Yard to the rear.

EPC Rating

C

Council Tax Band

A

Tenure

Freehold



LOT

16

143 High Street, Blackpool FY1 2DL

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A four storey semi-detached property comprising five self-contained flats (three × one bed and two × two bed) The property benefits from double glazing and central heating and is currently fully let by way of Assured Shorthold Tenancies producing a total income of £26,966.52 per annum.

Situated

Fronting High Street which in turn is off Pleasant Street within close proximity to Blackpool Promenade, Local shopping and leisure facilities and transport links.

Ground Floor

Main Entrance Hallway

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

Flat 2 Lounge, Kitchen, two Bedrooms, Shower room/WC

First Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 4 Lounge, Kitchen, two Bedrooms, Shower room/WC

Attic

Flat 5 Lounge, Kitchen, Bedroom, Shower room/WC

EPC Rating

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

Council Tax Band

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

Tenure

Freehold



LOT

17

46 Ivernia Road, Liverpool L4 6TF

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Walton Hall Avenue in a popular residential location close to local amenities. Liverpool city centre is approximately 5 miles away.

Ground Floor

Porch, Hall, Through Living Room/Dining Room, Kitchen.

Tenure

Freehold

First Floor

Bathroom/WC, Three Bedrooms.

Outside

Yard to rear and Brick Outbuildings.

EPC Rating

D

Council Tax Band

A



LOT
18

32 September Road, Liverpool L6 4DQ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A good sized three bedroomed plus boxroom end of terrace house in need of a full upgrade and scheme of refurbishment works. Following refurbishment, the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £11,400 per annum. Suitable for cash purchasers only.

Situated

Off Lower Breck Road in a popular and well-established residential location within close proximity to local amenities, schooling, Liverpool Football Club, Newsham Park with good transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining room,
Kitchen, Utility room.

Council Tax Band

A

First Floor

Three Bedrooms, Box room,
Bathroom/WC.

Tenure

Freehold

Outside

Rear Yard, Shed.

EPC Rating

TBC



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Kind regards
Aaron*



Description

A mixed use investment opportunity part let producing £28,000 per annum. The property comprises a substantial three storey mixed use property comprising a ground floor retail unit/offices together with seven self-contained flats above (five × one bed roomed to the first floor and two × two bed flats to the second floor) all accessed via a separate side entrance. The flats are currently fully let by way of rolling contracts producing £28,000 per annum. There is potential to increase the rents to market value. The ground floor is vacant and suitable for a number of uses, subject to any consents. The potential rental income is approx £7,200 per annum. The property benefits from double glazing and electric heating.



Situated

Fronting Breck Road on the corner of Windermere Street in a popular and well-established residential area close to local amenities, Liverpool Football Club, schooling and good transport links. The property is approximately 3 miles from Liverpool city centre.

Basement

Not Inspected

Ground Floor

Entrance Hallway, 2 Front Offices, Kitchen, WC, Rear Office

2 Windermere Street

Flat 1 Hall, Open plan Living Room/Kitchen, Bathroom, Bedroom

Flat 2 Hall, Open Plan Living Room/Kitchen, Bathroom, Bedroom

First Floor

Flat 3 Hall, Open plan Living Room/ Kitchen, Bathroom, Bedroom

Flat 4 Hall, Open plan Living Room/ Kitchen, Bathroom, Bedroom Half Landing

Flat 5 Hall, Open Plan Living Room/Kitchen, Bathroom, two Bedrooms

Second Floor

Flat 6 Hall, Open Plan Living Room/ Kitchen, Bathroom, Bedroom

Flat 7 Hall, open plan Living Room/Kitchen, Bathroom, two Bedrooms

Outside

Shared Yard to Rear

EPC Rating

Office E. Flat 1 E. Flat 2 E. Flat 3 E. Flat 4 E. Flat 5 D. Flat 6 E. Flat 7 E.

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A. Flat 4 A. Flat 5 A. Flat 6 A. Flat 7 A.

Tenure

Freehold



Description

An eight bedroomed detached unique property which dates back over 400 years set on a generously sized plot. The property is set back from the road with its own private drive and benefits from double glazing, gardens to the front, side and rear, integrated garage plus various outbuildings, a workshop and car port. The house has been extended and benefits from many of its original features. Following refurbishment and modernisation the property would make a stunning family home or alternatively the plot could be used for development, subject to gaining the necessary consents. The total plot size is approximately 0.71 acres.

Situated

Set back on its own private driveway off Weir Lane in a popular and sought after location close to local amenities, schooling and transport links including the motorway network. Warrington town centre is approximately 4 miles away.

Lower Ground Floor

Basement

EPC Rating

TBC

Ground Floor

Entrance Hallway, Two Reception Rooms, Dining Room, Kitchen, Utility Room, Conservatory

Council Tax Band

G

Tenure

Freehold

First Floor

Five Bedrooms, Four Piece Bathroom, Separate WC

Note

Please note there is an 8 week completion with this property.

Second Floor

Three Bedrooms

Joint Agent

Bridgfords

Outside

Gardens front, side and rear, Workshop, Various Outbuildings, Garage





Description

A three storey spacious and bright mid terraced property converted to provide a six bedroomed HMO benefiting from double glazing, central heating and CCTV. Each room has its own ensuite shower/WC. There is a modern fitted kitchen and utility room to include integrated fridge/freezer, washer/dryer, dishwasher and new flooring and carpeting throughout. The property has recently been fully refurbished to a high standard ready for immediate investment purposes. The potential rental income when fully let is in excess of £45,000 per annum. The property also benefits from a certificate of lawfulness. **Viewing is strongly recommended.**

Situated

Off Aigburth Road in a sought after and well-established residential location within close proximity to local amenities, Aigburth vale shopping, Sefton Park and Lark Lane bars and restaurants with good transport links approximately 5 miles from Liverpool city centre.

Ground Floor

Hallway, Communal living room, one room with en-suite/WC, Communal Kitchen/Diner/Utility room, Boiler room.

Outside

Yard to the rear. Outhouse.

EPC Rating

TBC

First Floor

Four Letting rooms with en-suite Shower/WC

Council Tax Band

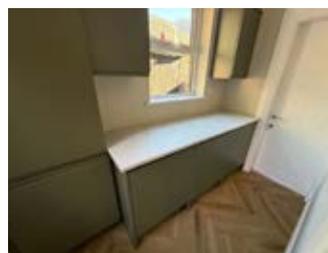
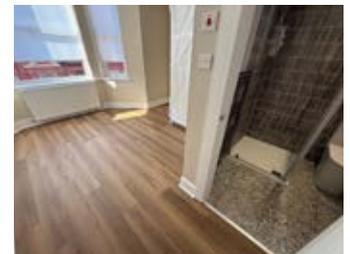
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Second Floor

Two Letting rooms with en-suite Shower/WC

Tenure

Freehold





Description

A mixed use investment opportunity currently fully let producing £46,800 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit together with six letting rooms (four with ensuite shower/WC) split over the first, second and third floors. The ground floor is currently trading as 'Phone Box' and let by way of a rolling contract at a rental of £7,800 per annum. The six letting rooms are currently let by way of rolling contracts until June at a rental of £39,000 per annum. We are advised the tenants have signed new leases from July. The total annual rental income being in excess of £46,800 per annum. The property is in good order throughout and benefits from electric steel roller shutters to the ground floor and double glazing and central heating to the upper floors. There is also a basement which could be utilised as a games room etc. We are advised that the vendor has a valid HMO Licence until July 2025.

Situated

Fronting Greenbank Road within walking distance to Greenbank Park in a very popular and well-established residential location within close proximity to Smithdown and Allerton Road amenities, bars and restaurants with good transport links and approximately 3.5 miles from Liverpool city centre.

Basement

Not Inspected

Ground Floor

Shop Main sales area, Rear room, Kitchen, WC
12A Main Entrance Hallway, Communal Kitchen/Diner, WC

First Floor

Communal Lounge, two Letting rooms each with en-suite shower/WC

Second Floor

Two Letting rooms each with en-suite shower/WC

Third Floor

Two Letting rooms, Separate Shower/WC

Outside

Yard to the rear.

EPC Rating

Commercial C. 12A D

Council Tax Band

12A B

Tenure

Freehold

Joint Agent

Find Your Eden



LOT
23

10 Craighburn Road, Liverpool L13 8BN

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Lisburn Lane in the heart of Tuebrook within walking distance to local amenities, Newsham Park with good transport links and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Front Living Room, Rear Open Plan Living Room/Kitchen.

Tenure

Freehold

Joint Agent

Entwistle Green

First Floor

Three Bedrooms, Bathroom/WC.



Outside

Yard to the rear.

EPC Rating

TBC.

Council Tax Band

A



LOT
24

103 Hale Drive, Liverpool L24 0TQ

GUIDE PRICE **£100,000+***

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

C

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC.

Tenure

Freehold

Second Floor

Two further Bedrooms, Office, Stairs To Loft Space.

Outside

Garden to rear.



LOT
25

6 Banner Street, Liverpool L15 0HQ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing, central heating and will be sold fully furnished. The property is in very good condition throughout and would be suitable for immediate investment purposes with the potential rental income being £10,200 per annum.

Situated

Off Bagot Street which in turn is off Lawrence Road in a popular and well-established residential location with easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Lounge/Dining Room with French doors, Kitchen, Bathroom/WC

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Yard to rear

EPC Rating

C

Council Tax Band

A



LOT
26

254/254a Smithdown Road, Liverpool L15 5AH

GUIDE PRICE **£300,000+***

COMMERCIAL INVESTMENT

Description

A three storey mixed use investment opportunity part let producing a rental income of £17,160 per annum. The property comprises a ground floor retail unit currently let as "Hitch Hikers" Barber Shop producing a rental income of £7,200 per annum. To the first and second floors accessed via a separate front entrance there are seven letting rooms each with an ensuite shower/WC. Two of the rooms are currently let producing a total of £9,960 per annum. The property benefits from double glazing, central heating and electric roller shutters. To the rear there is a yard and an outbuilding suitable for use as offices etc. When fully let the potential rental income is approximately £45,000 per annum.

Situated

Fronting Smithdown Road close to its junction with Nicander Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Retail Unit Hitch Hikers – Main Sales Area, WC.

Accommodation Main Entrance Hallway, Communal Lounge with French doors, Kitchen, Landing room/WC.

First Floor

Four Letting Rooms (Each with en-suite shower/WC)

Second Floor

Three Letting Rooms (Each with en-suite shower/WC)

Outside

Rear Yard, Outhouses suitable for use as an office.

EPC Rating

254 HMO C. 254a Shop C

Council Tax Band

254A A

Tenure

Freehold



LOT
27

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

Tenure

Freehold

First Floor

Two Bedrooms

Note

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

Outside

Yard to Rear

EPC Rating

E

Council Tax Band

A



LOT
28

8 Esher Road, Kensington, Liverpool L6 6DF

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing, central heating, two bathrooms and will be sold fully furnished. The property is in very good order throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being £14,400 per annum. Alternatively it could be utilised as an Airbnb investment opportunity, subject to any consents.

Situated

Off Molyneux Road and Kensington High Street in a popular and well established location within close proximity to local shopping amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, Shower room/WC

Council Tax Band

A

First Floor

Three Bedrooms, Bathroom/WC

Tenure

Freehold

Outside

Yard to the rear

EPC Rating

C



LOT
29

24 Broad Lane, Norris Green, Liverpool L11 8LZ

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

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

Situated

Fronting Broad Lane close to its junction with Townsend Avenue in a popular and well established residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

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

EPC Rating

E

Tenure

Freehold

First Floor

Three Bedrooms, one with en-suite Shower/WC.

Outside

Driveway, Garden to the rear.

Council Tax Band

A



LOT
30

38 Patricia Avenue, Birkenhead, Merseyside CH41 7BH

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

Description

A two bedroom mid-town house benefiting from double glazing, central heating, a driveway and front and rear gardens. 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 Gautby Road which in turn is off Wallasey Bridge Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Birkenhead town centre.

Ground Floor

Porch, Hall, Lounge/Dining, Kitchen, Wet Room/WC.

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Driveway, Front and Rear Gardens.

Council Tax Band

A

EPC Rating

TBC



LOT
31

94 Elizabeth Road, Fazakerley, Liverpool L10 4XP

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached house benefiting from double glazing, central heating, a garage and front and rear gardens. Following modernisation works the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

Off Field Lane in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen.

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom,
Separate WC.

Outside

Front and Rear Gardens, Garage.

Council Tax Band

B

EPC Rating

TBC



LOT
32

44 Lancelyn Court, Wirral, Merseyside CH63 9JL

GUIDE PRICE **£115,000+***

VACANT RESIDENTIAL

Description

A two bedroomed ground floor apartment within a purpose-built block. The property benefits from double glazing, central heating, an intercom system, communal gardens and has recently been refurbished. It is in good order throughout and ready for immediate occupation or investment purposes with a potential rental income of approximately £12,000 per annum.

Situated

Off Poulton Road in a popular and well established residential location close to local amenities, schooling and approximately 1 mile from Bromborough town centre.

Ground Floor

Communal Entrance, Hall.
Flat Hall, Open Plan Lounge/
Kitchen, two Bedrooms, four
Piece Bathroom/WC.

Tenure

Leasehold for a term of 99 years
from 01/07/1964.

Outside

Communal Gardens.

EPC Rating

C

Council Tax Band

B



LOT
33

171 Lisburn Lane, Liverpool L13 9AQ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £11,400 per annum.

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

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
34

2 Stanhope Drive, Huyton, Liverpool L36 4LN

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

Description

A three bedroom end town house benefitting from double glazing, central heating, front, side and rear gardens and a detached garage providing parking to the rear. There is potential to extend to the side and rear of the property subject to any necessary consents. Following minor cosmetic works, the property would be suitable for occupation or investment purposes with a potential rental income of £10,500 per annum.

Situated

Off Western Avenue in a popular and well established residential location close to local amenities, Huyton Village shopping centre, schooling and good transport links. Liverpool city centre is approximately 7 miles away.

Ground Floor

Porch Entrance, Hall, Lounge, Kitchen/Diner with French Doors.

Council Tax Band

A

Tenure

Freehold

First Floor

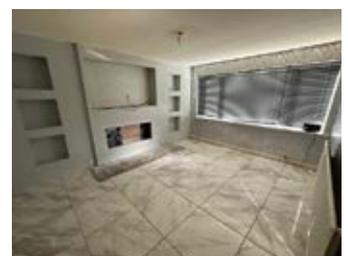
Three Bedrooms, Bathroom/WC.

Outside

Gardens Front and Rear and Garage.

EPC Rating

TBC



LOT
35

66 Hollingbourne Road, Liverpool L11 3AL

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid-town house benefitting from double glazing, central heating, rear garden and a front driveway. Following a scheme of refurbishment works, the property would be suitable for investment purposes with the potential rental income being approximately £10,200 per annum.

Situated

Off Baybrooke Road which in turn is off Lower House Lane in a popular residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen/Diner,
Bathroom/WC.

Tenure

Freehold

First Floor

Three Bedrooms.

Outside

Garden to the rear and driveway.

EPC Rating

D

Council Tax Band

A



LOT
36

3 Burnthwaite Road, Liverpool L14 1PY

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

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

Council Tax Band

B

First Floor

Three Bedrooms, Bathroom,
Separate WC.

Tenure

Freehold

Outside

Gardens Front, Rear and Side.
Driveway

Joint Agent

Entwistle Green



EPC Rating

C



LOT
37

6 Ulster Road, Old Swan, Liverpool L13 5SS

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A two bedroom middle terraced house benefiting from majority double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for occupation, re sale or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off Prescot Road (A57) in a popular and well established residential location within walking distance to Old Swan Shopping amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

Ground Floor

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

EPC Rating

TBC

Tenure

Freehold

First Floor

Two Bedrooms

Joint Agent

Entwistle Green

Second Floor

Attic room for storage

Outside

Yard to rear.



Council Tax Band

A



LOT
38

28 Cookson Road, Seaforth, Liverpool L21 4NU

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle town house benefitting from double glazing, central heating and front and rear gardens. The property is in good condition throughout and suitable for immediate occupation or investment purposes with a potential rental income of approximately £10,500 per annum.

Situated

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

Ground Floor

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

Tenure

Freehold

First Floor

Three Bedrooms

Outside

Front and Rear Gardens

EPC Rating

D

Council Tax Band

A



LOT
39

Land on the northwest side of Bailey Street, Liverpool L1 5DP

GUIDE PRICE **£160,000+***

LAND

Description

Vacant land benefitting from planning permission to erect a three storey, six bedroom, eight person property to be used as a HMO on an existing car park at the corner of Bailey Street and Grenville Street South and is in a good location for per night accommodation. We believe all main services are available, however, potential purchasers should make their own enquiries. Once finished the potential rental income is approx £52,000–£55,000 per annum. The vendor has advised that the car park contract will end prior to sale.

Situated

On the corner of Bailey Street and Grenville Street South approx ½ mile from Liverpool city centre and within easy reach of universities with good transport links

Tenure

Freehold



LOT
40

4 Wolverton Street, Liverpool L6 5AH

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced property benefiting from double glazing and central heating. Following cosmetic works, the property would be suitable for occupation, re sale or investment purposes with a potential rental income of £10,500.

Situated

Off Richmond Park which in turn is off Lower breck Road within close proximity to local amenities, schooling and Liverpool Football Club. Approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, Through Living Room/Dining Room, Kitchen/Diner.

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Outside

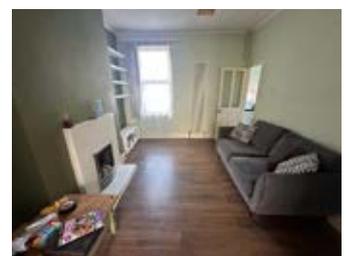
Yard to rear.

EPC Rating

TBC

Council Tax Band

A



LOT
41

Apt 9, 28 Argyle Street, Liverpool L1 5DL

GUIDE PRICE **£100,000+***

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 also benefits from a car parking space and 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.

Fourth Floor

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

Outside

Car parking space

EPC Rating

C

Council Tax Band

C

Tenure

Leasehold: 131 years left on the lease

Ground Rent: £201.39 per annum

Service Charge: £1,644.75 per annum

Building Insurance: £575.36



A winning team



To sell your own property and benefit from the 5* Sutton Kersh service please contact the auction team today on
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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 Grade II listed unique double fronted end of terraced three bedroomed period property arranged over four floors in a sought after location in the heart of Woolton village. The property benefits from partial double glazed sash windows, central heating, period features, south facing rear garden and log burner. The property is in good order and a new Wren kitchen was installed 3 years ago with all new Bosch appliances.

Situated

Fronting Allerton Road in the heart of the sought after Woolton village amenities and shops. Liverpool city centre is approximately 7.5 miles away.

Lower Ground Floor

Kitchen/Diner

EPC Rating

D

Ground Floor

Through Living Room/Dining Room, Bedroom

Council Tax Band

TBA

First Floor

Bedroom, Four Piece Bathroom/WC

Tenure

Freehold

Second Floor

Shower Room/WC, Bedroom

Outside

A rear yard, alleyway and garden with decking plus outbuilding.



LOT
43

11 Beech Street, Bootle, Merseyside L20 3HG

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced property benefitting from double glazing. 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. Please note this property is suitable for cash buyers only.

Situated

Off Litherland Road in a popular residential location close to local amenities, Bootle Strand Shopping and good transport links. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

Vestibule, Hallway, Through Lounge/Dining Room, Wetroom/WC, Kitchen (no fittings)

Tenure

Freehold

First Floor

Three Bedrooms.

Outside

Yard to rear.

EPC Rating

F

Council Tax Band

A



First class service



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0151 207 6315

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

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

Thank you very much Cathy ❤️



Description

A mixed use investment opportunity currently fully let producing £45,600 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit together with six letting rooms (four with ensuite shower/WC) split over the first, second and third floor. The ground floor is currently trading as 'Top Ten Barber Shop' and let by way of a rolling contract at a rental of £6,600 per annum. The six letting rooms are currently let by way of rolling contracts until June at a rental of £39,000 per annum. We are advised the tenants have signed new leases from July. The total annual rental income being in excess of £45,600 per annum. The property is in good order throughout and benefits from electric steel roller shutters to the ground floor and double glazing and central heating to the upper floors. There is also a basement which could be utilised as a Games rooms etc. We are advised that the vendor has a valid HMO Licence until July 2025.

Situated

Fronting Greenbank Road within walking distance to Greenbank Park in a popular and well-established residential location within close proximity to Smithdown and Allerton Road amenities, bars and restaurants with good transport links and approximately 3.5 miles from Liverpool city centre.

Basement

One Room

Ground Floor

Shop Barbers, Kitchen, WC
10A Main Entrance Hallway,
Communal Kitchen/Diner, WC

First Floor

Communal Lounge, two Letting
rooms with en-suite shower/WC

Second Floor

Two Letting rooms with en-suite
shower/WC

Third Floor

Two Letting rooms, Separate
Shower/WC

Outside

Yard to the rear.

EPC Rating

Commercial TBC. 10A D.

Council Tax Band

10A B

Tenure

Freehold

Joint Agent

Find Your Eden



LOT
45

154 Lawrence Road, Liverpool L15 3HA

GUIDE PRICE **£125,000+***

MIXED USE

Description

A two storey middle terraced mixed use premises comprising a vacant ground floor retail unit with a one bed roomed flat above. The flat is currently let producing a rental income of £5,760 per annum. The property benefits from double glazing and electric heating and when fully let the total rental income would be approximately £12,960 per annum.

Situated

Fronting Lawrence Road close to its junction with Gainsborough Road in a popular and well established area close to local amenities, Smithdown Road bars and restaurants, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Shop Area, Rear Room, Kitchen, Shower Room/WC

Council Tax Band

Flat A

Tenure

Freehold

First Floor

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

Joint Agent

Entwistle Green

Outside

Rear Yard



EPC Rating

Shop C. Flat TBC



LOT
46

84 Moscow Drive, Liverpool L13 7DJ

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed double fronted middle-terraced property benefitting from double glazing, central heating, a conservatory and front and rear gardens. Following modernisation, the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,500 per annum.

Situated

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

Ground Floor

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

Tenure

Freehold

First Floor

Three Bedrooms

Outside

Front and Rear Gardens

EPC Rating

D

Council Tax Band

A



LOT
47

ON BEHALF OF RECEIVERS

Apt 426, 2 Moorfields, Liverpool L2 2BT

GUIDE PRICE **£27,000+***

VACANT RESIDENTIAL

Description

A studio style fourth floor city centre apartment benefiting from 24 hour concierge, secure entry system, lift access, communal laundry room, double glazing and electric heating. Following modernisation the property would be suitable for investment purposes with the potential rental income being approximately £8,400 per annum

Situated

Fronting Moorfields in a popular location with walking distance to local amenities, bars, restaurants and easy reach of both Liverpool universities.

Ground Floor

Main Entrance, Lobby.

EPC Rating

C

Fourth Floor

Flat Open Plan Lounge/Kitchen/Bedroom, Wetroom/WC.
Communal Laundry room

Tenure

Leasehold for 999 years from 1st January 2014.
Service Charge: TBC
Ground Rent: TBC

Council Tax Band

A



LOT
48

26 Burleigh Road North, Liverpool L5 1TX

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Fronting Burleigh Road North in an established and popular residential location, within close proximity to Liverpool and Everton football clubs and approximately 2 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Through Living Room/Dining Room, Kitchen, Wet Room/WC.

Tenure

Freehold

First Floor

Three Bedrooms.

Outside

Yard to rear.

EPC Rating

C

Council Tax Band

A



LOT
49

61 Lenthall Street, Liverpool L4 5TN

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three storey corner property converted to provide three self-contained flats benefitting from double glazing, central heating and a secure intercom entry system. The property is in good condition and is fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £17,700 per annum.

Situated

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

Ground Floor

Main Entrance Hallway

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

First Floor

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

Second Floor

Flat 3 Lounge/Bedroom,
Bathroom/WC, Kitchen

Outside

Yard to Rear

SOLD PRIOR



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

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A

Tenure

Freehold

LOT
50

290/290a Smithdown Road, Liverpool L15 5AJ

GUIDE PRICE **£235,000+***

MIXED USE

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

Outside

Yard to Rear

EPC Rating

290 C. 290A D



Council Tax Band
290A A

Tenure
Freehold

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.

LOT
51

125 Scotchbarn Lane, Prescot, Merseyside L35 7JA

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A two/three bedroomed semi-detached house benefitting from double glazing, central heating, front and rear gardens, a driveway and a brick outhouse. The property is in good order throughout and is ready for immediate occupation or investment purposes with a potential rental income of approximately £15,000 per annum.

Situated

Off St James Road which in turn is off Warrington Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 0.5 miles from Cables Shopping Park and approximately 10 miles from Liverpool city centre.

Ground Floor

Porch, Living Room, Kitchen/
Diner, WC

Council Tax Band

A

First Floor

Two Bedrooms Plus a Box Room,
Bathroom/WC

Tenure

Freehold

Outside

Front and Rear Gardens,
Driveway, Brick Outhouse

EPC Rating

C



LOT
52

145 Walton Village, Liverpool L4 6TG

GUIDE PRICE **£85,000+***

RESIDENTIAL INVESTMENT

Description

A newly refurbished three bedroomed middle-terraced property benefitting from double glazing and central heating, newly fitted kitchen, bathroom and boiler. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of approximately £10,200 per annum.

Situated

Fronting Walton Village which is in turn off Walton Lane in a popular residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Liverpool Football Club and 5 miles from Liverpool city centre.

Ground Floor

Living Room, Dining Room/
Kitchen, Bathroom/WC

Tenure

Freehold

First Floor

Three Bedrooms

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A



LOT
53

186 Bedford Road, Bootle, Merseyside L20 2DT

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

Description

A three bedroomed middle-terraced property benefitting from double glazing, central heating and two bathrooms. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £10,500.

Situated

Off Stanley Road and Hawthorne 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.

Cellar

Not Inspected

Outside

Yard to Rear

Ground Floor

Vestibule, Hall, Front Lounge, Dining Room, Kitchen, Utility Room

EPC Rating

D

Council Tax Band

A

First Floor

Two Bedrooms, Bathroom/WC with a Walk-in Shower, Separate WC

Tenure

Freehold

Second Floor

One Further Bedroom



LOT
54

32 Euston Street, Liverpool L4 5PR

GUIDE PRICE **£150,000+***

RESIDENTIAL INVESTMENT

Description

A three storey end of terrace property converted to provide three self-contained flats benefitting from double glazing, central heating and a secure intercom entry system. The property is in good condition and fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £16,320 per annum.

Situated

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

Ground Floor

Main Entrance Hallway
Flat 1 Lounge, Shower Room/
WC, Bedroom, Kitchen

EPC Rating

Flat 1 C. Flat 2 C. Flat 3 D

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A

First Floor

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

Tenure

Freehold

Second Floor

Flat 3 Lounge/Bedroom,
bathroom/WC, Kitchen

Outside

Yard to Rear



LOT
55

28 Castle Street, Woolton, Liverpool L25 7SW

GUIDE PRICE **£190,000+***

VACANT RESIDENTIAL

Description

A three storey two bedroomed 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

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Off Road Parking, Front and Rear Gardens, Outbuilding

EPC Rating

E



LOT
56

78 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

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

Situated

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

Ground Floor

Through Lounge/Dining Room, Kitchen, Bathroom/WC

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
57

346 Binns Road, Liverpool L13 1DD

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Rathbone Road in a popular and well established residential location within close proximity to the new Edge Lane Retail Park, local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

Tenure

Freehold

First Floor

Three Bedrooms, Shower Room/WC.

Outside

Front and Rear Gardens.

EPC Rating

D

Council Tax Band

A



LOT
58

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

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

TBC

Council Tax Band

A



LOT
59

21 Wendell Street, Liverpool L8 0RG

GUIDE PRICE **£70,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroom middle terraced property benefitting from double glazing and central heating. The property is in good order throughout and is currently let by the way of an Assured Shorthold Tenancy producing a rental income of £7,200 per annum.

Situated

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

Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC.

Tenure

Freehold

First Floor

Two Bedrooms.

Outside

Yard To Rear.

EPC Rating

C

Council Tax Band

A



LOT
60

123 Westminster Road, Liverpool L4 4LW

GUIDE PRICE **£200,000+***

RESIDENTIAL INVESTMENT

Description

A three storey end of terrace property that has been converted to provide five studio flats. The property is in good condition and fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £30,000 per annum. The property benefits from double glazing and electric heating.

Situated

Fronting Westminster Road in a popular location close to local amenities, schooling, with good transport links approximately 2 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

Outside

Yard to rear.

1 Studio Living Room/Bedroom/
Kitchen, Shower Room/WC

EPC Ratings

TBA

First Floor

2 Studios Living Room/
Bedroom/Kitchen, Shower
Room/WC

Council Tax Bands

TBC

Second Floor

2 Studios Living Room/
Bedroom/Kitchen, Shower
Room/WC

Tenure

Leasehold for a term of 999 years
from 25 March 1898
Rent: £8



LOT
61

Flat 1, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A first floor city centre studio apartment within a period building. The property benefits from electric heating, double glazing, lift access, secure entry system, reception and intercom. The property is suitable for either residential investment purposes or as a short term let. If rented by way of a residential let the potential rental income would be approximately £10,200 per annum.

Situated

Fronting Victoria Street in a central position within walking distance to city centre amenities and transport links, Liverpool Waterfront and Liverpool One.

Ground Floor

Communal Entrance Hall

Tenure

Leasehold
Ground Rent: £397.53 per annum
Service Charge: £488.51
Quarterly Insurance: £397.62 per annum

First Floor

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

EPC Rating

D

Council Tax Band

A



LOT
62

3 Frogmore Road, Fairfield, Liverpool L13 3AU

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

Description

A three bedroom middle terraced property in need of a full upgrade and scheme of refurbishment works. Once complete, the property would be suitable for occupation, re sale or investment purposes with a potential rental income of approx £10,200 per annum.

Situated

Off Prescott Road in a popular and well established residential location within close proximity to local amenities, Tuebrook and Old Swan shopping, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

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

Tenure

Freehold

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to rear.

EPC Rating

D

Council Tax Band

A



LOT
63

Flat 45, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

A fifth floor city centre duplex one bedroomed apartment within a period building. The property benefits from electric heating, double glazing, lift access, secure entry system, reception and intercom. The property is suitable for either residential investment purposes or as a short term let. If rented by way of a residential let the potential rental income would be approximately £12,000 per annum.

Situated

Fronting Victoria Street in a central position within walking distance to city centre amenities and transport links, Liverpool Waterfront and Liverpool One.

Ground Floor

Communal Entrance Hall

Council Tax Band

A

First Floor

Reception

Tenure

Leasehold

Ground Rent: £397.53 per annum

Service Charge: £920.65 per quarter

Insurance: £749.35 per annum
491 years left on lease

Fifth Floor

Flat Hall, Shower Room/WC, Kitchen

Mezzanine Level – one Bedroom with a further room accessed through it

EPC Rating

D



LOT
64

71 Fulwood Road, Aigburth, Liverpool L17 9PY

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

Description

A two bedroom double fronted well-presented and spacious terrace property sat on a corner plot and benefitting from three reception rooms, modern open plan kitchen, double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £1,000pcm.

Situated

In a highly sought after location Off Aigburth Road within walking distance to local amenities, Sefton Park and Lark Lane, bars and restaurants with good transport links, approximately 5 miles south of Liverpool city centre.

Ground Floor

Entrance Hallway, three reception Rooms, Kitchen.

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC.

Joint Agent

Atlas Estates



Outside

Yard to rear

EPC Rating

C

Council Tax Band

B



LOT
65

13 Sutcliffe Street, Kensington, Liverpool L6 6AS

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

Description

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

Situated

Off Boaler Street in a popular and well-established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge/Dining Room, Kitchen

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to rear

EPC Rating

D

Council Tax Band

A



LOT
66

Flat 5, 10-12 Crosby Green, Liverpool L12 7JZ

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A one bedroom second floor self-contained flat within an end of terraced property. The flat benefits from double glazing, central heating, intercom system and communal gardens and is in good order throughout. It is currently being used as an Airbnb and would be suitable for continued use as a short term let or as a residential investment with a potential rental income of approximately £7,800.00 per annum. The property will be sold fully furnished.

Situated

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

Ground Floor

Communal Entrance Hall

Council Tax Band

A

Second Floor

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

Tenure

Leasehold: Beginning 31/12/2018 for a term of 125 years
Ground Rent: £10 per annum
Service Charge: Approx £1,100-£1,500 per annum including building insurance

Outside

Communal Garden.

EPC Rating

D



LOT
67

37 Bishop Road, Liverpool L6 0BJ

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A four bedroomed end of terrace 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.

Situated

Off Townsend Lane in a popular residential location within easy access to local amenities, Liverpool Football Club, schooling and good transport links approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

Tenure

Freehold

First Floor

Four Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

E

Council Tax Band

A



LOT
68

31 Cherry Court, Orchard Street, Warrington WA1 2TE

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A two bedroomed top floor flat benefitting from double glazing, central heating and a secure intercom entry system. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £8,244 per annum.

Situated

Off Church Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1 mile from Riverside Retail Park, Warrington.

Ground Floor

Entrance Hallway

Second Floor

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

Leasehold for a term of 999 years
(less 1 day) from 22 June 2004

EPC Rating

D

Council Tax Band

B



LOT
69

2 June Road, Liverpool L6 4DB

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

Description

A two bedroomed end of terrace benefiting from central heating. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £10,200 per annum.

Situated

Off March Road which in turn is off Lower Breck Road in a popular and well-established residential area close to local amenities, schooling, Liverpool Football Club and transport links. The property is approximately 3.5 miles from Liverpool city centre.

Ground Floor

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

Council Tax Band

A

Tenure

Freehold

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to Rear

EPC Rating

TBC



LOT
70

12 Heald Street, Garston, Liverpool L19 2LY

GUIDE PRICE **£95,000+***

DEVELOPMENT OPPORTUNITIES

Description

A re-development opportunity comprising a freehold detached former chapel suitable for a number of uses, to include residential conversion, subject to any necessary planning consents. The total net area is approximately 1700sq ft.

Situated

Off St. Marys Road in an established and popular residential location within easy reach of Garston village amenities, schooling and approximately 5 miles south of Liverpool city centre.

Accommodation

Main Front Area, Store room, Kitchen, Utility Room, WC, Large Rear Room

Outside

Rear Yard, Parking to the front.

EPC Rating

TBC

Tenure

Freehold



LOT
71

28 Bartlett Street, Liverpool L15 0HW

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following cosmetic work, the property would be suitable for investment purposes with the potential rental income being £10,200 per annum.

Situated

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

Ground Floor

Through Lounge/Dining room,
Kitchen, Shower/WC

Tenure

Freehold

First Floor

Two Bedrooms

Outside

Yard to the rear

EPC Rating

C

Council Tax Band

A



LOT
72

Car Parking Spaces, Central Car Park, The Coombes, Polperro, Cornwall PL13 2QR

GUIDE PRICE **£60,000+***

LAND

Description

A rare opportunity to acquire two/three parking spaces situated in the heart of the popular seaside town of Polperro, located in a secure car park behind The Ship Inn. The land would accommodate three smaller vehicles, or two larger vehicles and will appeal to both local residents and business owners providing valuable parking in the centre of the town.

Situated

The popular seaside town of Polperro is a traditional fishing village, steeped in history and offering a range of bespoke shops, cafes and public houses catering for both local residents and holiday makers.

Viewings

At any reasonable time during daylight hours or by prior appointment with Stratton Creber Looe 01503 262271. General enquiries Countrywide Property Auctions 01395 275691.

Tenure

Freehold

EPC Rating

Exempt

Council Tax Band

Exempt.



LOT
73

Wheal Bush Cottage, Cox Hill, Chacewater, Truro TR4 8LY

GUIDE PRICE **£250,000+***

VACANT RESIDENTIAL

Description

A versatile and well-presented four/five bedroom detached and extended character cottage situated in a rural hamlet yet readily commutable to both Truro and Falmouth, having the benefit of a garage, small outbuilding/store and permitted parking adjacent to the bridleway, along with a large south facing garden. Cash buyers only.

Situated

Cox Hill is a rural hamlet with both Wheal Unity Woods and the Bissoe cycle trail nearby. Chacewater caters for day to day needs with local shops, primary school and doctor's surgery, with further facilities and amenities available in both Truro and Falmouth.

Ground Floor

Entrance hall, lounge, kitchen/breakfast room, sun room, study/bedroom five, utility/cloak room.

parking adjacent to the bridleway.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.

First Floor

Large landing, four bedrooms, family bathroom and en-suite shower room.

Outside

Mature gardens to the rear of the property, garage, small outbuilding/store and permitted

EPC Rating

E

Tenure

Freehold



Council Tax Band

C

Note

The mining search and drilling investigation reports will be available to download in the legal pack. We understand that main dwelling itself is unaffected by and not considered to be at risk of mining related

subsidence. However, we understand that mining features have been identified beneath the garage and in part of the garden. Interested parties must make and rely upon their due diligence prior to bidding. Cash buyers only.

LOT
74

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

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

Description

A three bedroom detached holiday villa situated on the ever popular Hengar Manor holiday park. The property offers open plan lounge/kitchen/dining area, double bedroom and shower room to the ground floor, with master bedroom with balcony off, bedroom three and family bathroom to the first floor. This child- and pet-friendly holiday park offers a wide range of recreational facilities, with bar/restaurant and entertainment during peak season, swimming pool, tennis courts, coarse fishing lakes and 35 acres of parkland/communal gardens.

Situated

Hengar Manor is set just outside the Cornish village of St Tudy, readily commutable to the A30 and offering 35 acres of parkland, with fishing lakes, pitch and putt golf course, swimming pool, tennis courts and play park.

Ground Floor

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

Outside

Communal gardens and grounds, on site facilities, allocated parking space and visitors car parking.

First Floor

Landing, master bedroom with balcony off, bedroom three and a shower room.

Viewings

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



EPC Rating

D

Council Tax Band

B

Tenure

Leasehold
Lease length: 999 years from 1 December 2002.
Ground Rent: £480
Maintenance Charges: £4,800

LOT
75

Ground Floor Flat, 7 Portland Road, Plymouth PL1 4QN

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

Description

A vacant one bedroom self-contained flat requiring refurbishment, having the benefit of access to the rear courtyard. Portland Road is a well-established residential area in Stoke village situated close to Devonport Park, local shops and public transport links throughout Plymouth city centre.

Situated

Stoke village is a sought after location circa 1 mile from Plymouth city centre, with a wide range of shops and restaurants, schools and public houses, readily accessible via the A38.

Ground Floor
Communal hallway, Ground Floor Flat: Entrance hall, sitting room, kitchen, diner, double bedroom and shower room.

EPC Rating
C

Council Tax Band
A

POSTPONED



Outside

Access to the rear courtyard.

Viewings

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

Tenure

The property will be issued with a new 999 year lease upon completion.
Ground rent £0
Service Charge £27.05 per annum
Buildings Insurance £117.24 per annum



LOT
76

Flat 6, Kelwyn Court, Valley Road, Carbis Bay, St. Ives TR26 2QS

GUIDE PRICE **£185,000+***

VACANT RESIDENTIAL

Description

A two bedroom ground floor apartment situated in a purpose built apartment block in Carbis Bay, having the benefit of sea views to Godrevy, communal gardens and an allocated parking space. The property has previously been utilised as a successful holiday lettings venture, with a nearby bus service to St Ives and easy access to the Southwest Coastal Path and is to be sold fully furnished, with any onwards bookings to be transferred. The property may also appeal to those looking for a low maintenance residence in Carbis Bay for their own occupation.

Situated

Kelwyn Court is situated in the popular seaside location of Carbis Bay, offering beautiful sandy beaches, coastal path walks and regular bus services to the nearby town of St Ives.

Ground Floor

Entrance hall, open plan lounge/kitchen/dining room, two double bedrooms and shower room.

Viewings

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

Outside

Communal gardens and an allocated parking space.

EPC Rating

E

Council Tax Band

B



Tenure

Leasehold for the term of 999 years from 29th June 1986 We are advised by the vendors that the ground rent, service charge and buildings insurance amounts to £1,245 per annum.





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.

Tenure

Leasehold

Site Fees 2025/2026

Site fees £3,682.50 1st April 2025 – 31st March 2026. Ground rent £421.97 – 979 years left on lease

Note

If purchased as a holiday home, the property is exempt from the second home double council tax levy as the property cannot be used as a permanent residence.



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.

Tenure

Leasehold Ground rent £421.97 – 978 years left on lease

Note

If purchased as a holiday home, the property is exempt from the second home double council tax levy as the property cannot be used as a permanent residence.

LOT
79

7 Polsham Park, Paignton, Devon TQ3 2AD

GUIDE PRICE **£170,000+***

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.

First Floor

Landing, two × one bedroom flats.

Second Floor

Studio flat.

Outside

On drive parking and an enclosed rear garden.

Viewings

Strictly by prior appointment with Fulfords Paignton 01803 529529. General enquiries Countrywide Property Auctions 01395 275691.



Current Rents

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

EPC Ratings

All flats are EPC rated D

Council Tax Bands

All flats are Council Tax Band A

Tenure

Freehold

LOT
80

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

GUIDE PRICE **£50,000+***

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



Tenure

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



Description

A five bedroom licensed HMO, with accommodation set over three floors having two communal kitchens and shower rooms at ground and first floor level, plus an additional self-contained one bedroom flat, being conveniently situated for Penzance town centre and mainline railway station. The property when fully let generates an income of £3,350pcm/£42,200pcm.

Situated

The thriving seaside town of Penzance offers a wide variety of shopping and leisure facilities catering for all age groups, along with its Promenade and Jubilee lido, restaurants, art galleries and Morab Gardens. Penzance is readily commutable to the A30 and has excellent public transport links throughout Cornwall.

Ground Floor

Communal entrance hall, two letting rooms, shower room and kitchen. Self-contained flat: kitchen, sitting room, bedroom and shower room.

First Floor

Landing, two letting rooms, kitchen and shower room.

Second Floor

Letting room five.

Outside

Walled frontage and rear courtyard.

Viewings

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

EPC Rating

E



Council Tax Band

D

Tenure

Freehold

Note

Room one is currently vacant and advertised as available to let from the 24th March 2025 at £575pcm/£6,900pcm. All rooms are on pre-paid electricity card meters, with all other utilities supplied by the landlord.

A winning team



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

*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 vacant detached mixed use property set in the heart of Bodmin town centre, with versatile accommodation arranged over four floors, having a large car park to the front of the property and a rear garden. The property currently comprises 12 principal rooms set over the four floors, along with the former shop premises at ground floor level and a WC, cellar, two kitchens and two bathrooms. The property is likely to appeal to those looking for a sizeable live/work unit in the town centre, or as a multifaceted investment opportunity. A planning application has been submitted for conversion into nine flats, under application number PA20/08180, which is still awaiting decision.

Situated

Bodmin caters well for day to day needs with shops, restaurants and educational facilities catering for all age groups, along with retail parks and superstores, being readily accessible to both the A30 and A38 road networks.

Ground Floor

Main retail unit, inner hallway with staircases leading to the first and lower ground floor, three further rooms, two WC's and utility room.

Lower Ground Floor

Cellar with natural light and access to the rear garden.

First Floor

Accessed both from street level and internally, with landing, nine rooms, kitchen, a bathroom and a shower room.

Second Floor

Landing and further bedroom/ reception room.



Outside

Large car park to the front of the property and a garden to the rear of the property.

Viewings

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

EPC Rating

E

VOA Rating

£8,900

Tenure

Freehold

LOT
83

Flat 2, 10 Queens Gate, Lipson, Plymouth PL4 7PW

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A spacious ground floor two bedroom apartment with an allocated parking space, set in the prestigious Queens Gate area of Lipson with views over Freedom Fields park to The Hoe. The property offers an open plan lounge/kitchen/diner, master bedroom with en-suite shower room, bedroom two, a family bathroom and has a 999 year lease which commenced in 2006.

Situated

Queens Gate is a highly sought after terrace, set in a private road with gated access at both ends of the terrace and direct views over Freedom Fields park to The Hoe beyond and within walking distance of the Barbican and Plymouth city centre.

Ground Floor

Communal entrance hall.

Flat Two Entrance hall, open plan lounge/kitchen/diner with bay window, master bedroom with en-suite shower room, bedroom two and a family bathroom.

Outside

Allocated parking space and communal bin store.

Viewings

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

EPC Rating

D

Council Tax Band

B

Tenure

Leasehold 999 years from 2006.



LOT
84

17 Third Avenue, Camels Head, Plymouth PL2 2EH

GUIDE PRICE **£100,000+***

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

Tenure

Freehold



LOT
85

1 Grenville Park, Stamford Hill, Stratton, Bude, Cornwall EX23 9AY

GUIDE PRICE **£450,000+***

VACANT RESIDENTIAL

Description

A reverse level five bedroom detached property, enjoying a plot size of circa 0.5 acres, situated in the highly sought after residential location of Stamford Hill in Stratton offering panoramic views over the surrounding countryside. The property comprises entrance hall with cloakroom off, lounge, dining room, kitchen/breakfast room with utility room off and study at ground floor level, with stairs down to the lower ground floor, with lower hallway giving access to two double ensuite bedrooms, three further bedrooms, family bathroom and sunroom. The property has parking for several vehicles on drive, a detached double garage and private rear gardens.

Situated

The town of Stratton offers a range of local facilities and amenities including shops, supermarket, restaurants and public houses, being readily commutable to the A39/A3072, with further facilities and beaches at nearby Bude.

Ground Floor

Entrance hall, lounge, dining room, kitchen/breakfast room with utility room off and a study.

Lower Ground Floor

Hallway, master bedroom with en-suite bathroom, bedroom 2 with en-suite shower room, three further bedrooms, family bathroom and sun room.

Outside

Private front and rear gardens with rural views, detached double garage and additional on drive parking for several vehicles.

Tenure

Freehold



Viewings

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

EPC Rating

C

Council Tax Band

G

Auctioneer's Note

Part of the rear garden retaining wall has suffered from slippage and will require remedial works/repair/replacement. Please refer to the legal pack for further information.

LOT
86

Garage and parking adjacent to High View, Ayr, St. Ives TR26 1EN

GUIDE PRICE **£65,000+***

GARAGES

Description

A rare opportunity to acquire a larger than average lock-up garage measuring 24'1" length x 9'8" width x 9'10" internal height, with an additional forecourt parking space and a useful storage shed 10' x 6' to the rear situated in St Ives. The property is likely to appeal to both local residents and business people, along with the holiday/residential lettings fraternity within the ever popular seaside town of St Ives.

Situated

St Ives is a popular seaside town hosting an array of bespoke shops, restaurants, art galleries and leisure facilities catering for all age groups, along with its glorious sandy beaches.

Garage

Up and over door, with shelving/storage racks and an additional on drive parking space. Wooden storage shed to the rear of the garage.

EPC Rating

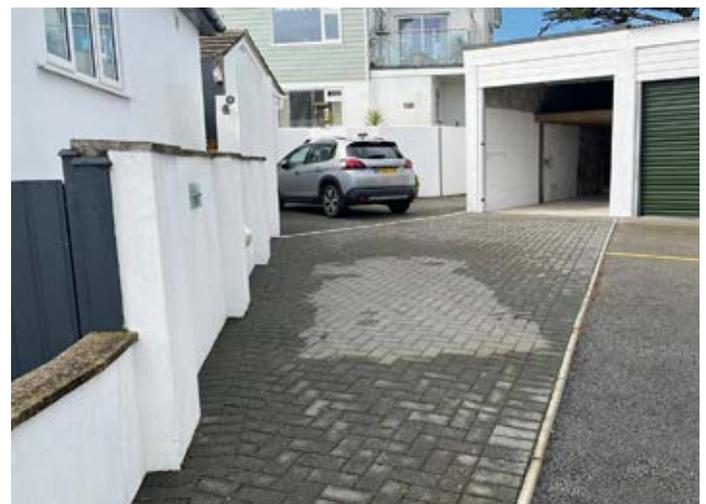
Not applicable

Council Tax Band

Not applicable

Tenure

Freehold



Viewings

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

LOT
87

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

GUIDE PRICE **£85,000+***

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.

Tenure

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

LOT
88

2 Trevithick Cottages, Higher Drift, Buryas Bridge, Penzance, Cornwall TR19 6AE

GUIDE PRICE **£135,000+***

VACANT RESIDENTIAL

Description

A two bedroom character cottage requiring modernisation situated in the rural hamlet of Drift. The property offers an open plan lounge/kitchen/diner with feature range fireplace to the ground floor and french doors to the rear garden from the kitchen area, with two double bedrooms and a bathroom at first floor level. The property has the benefit of a walled frontage and good sized terraced rear garden with shed/summerhouse and residents car park nearby.

Situated

Drift is a rural hamlet with residents car park and pretty reservoir walks a short distance away. The thriving seaside town of Penzance is circa 3 miles away, offering a wide variety of shopping and leisure facilities catering for all age groups.

Ground Floor

Open plan lounge/kitchen/diner with feature fire range and french doors to the rear garden.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Walled front garden and good sized rear terraced garden with shed/summerhouse.

Viewings

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

EPC Rating

F

Council Tax Band

A



Tenure
Freehold



LOT
89

71 Wolborough Street, Newton Abbot, Devon TQ12 1LG

GUIDE PRICE **£155,000+***

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.

Top Floor

Useful loft room with velux window.

First Floor

Landing, bedroom one, bathroom, shower room.

Outside

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

Second Floor

Landing, two double bedrooms.



Viewings

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

Council Tax Band

B

Tenure

Freehold

EPC Rating

D

LOT
90

9 Church Lane, Torquay TQ2 5SE

GUIDE PRICE **£75,000+***

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 the town centre and seafront, with local shops and amenities including a convenience store, bakery, post office, public houses and doctor's surgery.

Ground Floor

Open plan lounge/kitchen/diner and bathroom.

Viewings

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

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.

EPC Rating

E

Council Tax Band

A



Tenure
Freehold



SOLD PRIOR

LOT
91

13 Parc Terrace, Newlyn, Penzance, Cornwall TR18 5AS

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

Description

A three bedroom mid terrace property requiring modernisation, having the benefit of two reception rooms with feature fireplaces and low maintenance front and rear gardens. The property is likely to appeal to those looking for a family home in this popular location and also to the residential lettings investors. Cash buyers only.

Situated

Newlyn is a vibrant coastal town, famous for its working harbour, art galleries and bespoke shops catering for day to day needs, with further facilities and amenities available in Penzance town centre, along with a mainline railway station.

Ground Floor

Entrance hall, sitting room, dining room and kitchen.

First Floor

Landing, two double bedrooms, one single bedroom and a shower room.

Outside

Low maintenance front and rear gardens.

Tenure

Freehold

Viewings

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

EPC Rating

C

Council Tax Band

B



Note

Cash buyers only due to the property having been found to have Muncie Grade C2 in one of the samples, with the remaining samples being classified as Grade A1. Please refer to the legal pack for further information.



LOT
92

7 Brook Terrace, Horrbridge, Yelverton, Devon PL20 7QU

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three bedroom semi-detached property, requiring refurbishment throughout, situated in the extremely sought after moorland village of Sampford Spiney. The property has the benefit of front and rear gardens requiring formalisation, enjoying open rural views and on street parking. The property is likely to appeal to the builder/developer fraternity, as a post works onwards resale opportunity and to those looking to create their own home in this rarely available location.

Situated

Sampford Spiney is an extremely sought after village situated on the fringes of Dartmoor National Park and readily commutable to the nearby towns of Horrbridge, Tavistock, Yelverton and Plymouth city centre.

Ground Floor

Entrance hall, sitting room, kitchen/diner, rear lobby, store room and WC.

First Floor

Landing, three bedrooms and bathroom.

Outside

Front and rear gardens requiring formalisation, both with open views over the surrounding countryside.

Viewings

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



EPC Rating

TBC

Council Tax Band

B

Tenure

Freehold



LOT
93

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

GUIDE PRICE **£100,000–£125,000***

DEVELOPMENT OPPORTUNITIES

Description

An interesting opportunity to acquire a sizeable, two storey detached former office premises with allocated parking. The property was previously utilised as two independent office suites, with part of the premises now requiring refurbishment but offering tremendous potential for a variety of uses/ redevelopment, 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.

First Floor

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

Outside

Allocated parking spaces.

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

Note

We understand that the property has a right of access over the driveway and a share of the maintenance costs for the upkeep of the driveway and the shared

drainage. Please refer to the legal pack for further information.

Tenure

Freehold

LOT
94

Land at Bowl Rock, Lelant, St. Ives, Cornwall TR26 3JE

GUIDE PRICE **£35,000–£40,000***

LAND

Description

A rare opportunity to acquire a parcel of land measuring circa 2 acres, in an idyllic streamside setting with a mixture of broadleaf woodlands, open clearings for occasional recreational camping/ caravanning, two non-residential caravans on site providing breaktime facilities and a composting toilet. Within the grounds there are granite outcrops and the remains of an old water mill and leat, attracting an abundance of wildlife throughout the year.

Situated

The land is situated at Lelant Downs, on the outskirts of St Ives, enjoying a secluded rural setting yet being within 2 miles of the A30 and mainline railway station at St Erth. The area offers an abundance of coastal path and countryside walks, with both the St Michael Way and Trecrom Iron Age Fort in close proximity to the land.

Viewings

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

Council Tax Band

Not applicable

Tenure

Freehold

What3words location

Populate.doghouse.ducks



LOT
95

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

Council Tax Band

B

Tenure

Freehold

First Floor

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



LOT
96

Flat 5, 70 Wordsworth Street, Bootle, Merseyside L20 4JW

GUIDE PRICE **£20,000+***

VACANT RESIDENTIAL

Description

A one bedroomed self-contained second floor apartment within an end of terraced property. The property benefits from double glazing and central heating and following refurbishment it would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated

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

Ground Floor

Communal Hall

First Floor

Service charge: Approximately £1,169 per annum

Ground rent: £250 per annum

Second Floor

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

Tenure

Freehold

EPC Rating

C

Joint Agent

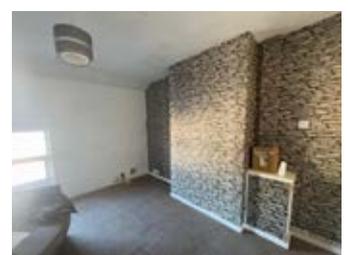
Entwistle Green

Council Tax Band

A



SOLD PRIOR



LOT
97

ON BEHALF OF A HOUSING ASSOCIATION

37 Tildsley Street, Bolton BL3 6PN

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

Description

A three bedroomed detached house sat on a good-sized corner plot benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme, the property would be suitable for occupation, re-sale or investment purposes.

Situated

In a small cul-de-sac off Lever Street and High Street with a walking distance to Heywood Park and within close proximity to local amenities and transport links. The property is less than 2 miles from Royal Bolton Hospital and is approximately 1 mile away from Bolton town centre.

Ground Floor

Hall, Utility room, Three Reception Rooms, WC, Kitchen, Conservatory.

EPC Rating

C

Council Tax Band

C

First Floor

Three Bedrooms, Bathroom/WC, Shower room with shower unit only.

Tenure

Leasehold for term of 125 years from the date of purchase.

Outside

Front, side and rear gardens, off street parking to the front.



Note

Sutton Kersh have not inspected the first floor. Windows are double glazed however, many have been damaged and smashed.



LOT
98

Flat 4a Station Road, Ainsdale, Southport, Merseyside PR8 3HS

GUIDE PRICE **£95,000+***

RESIDENTIAL INVESTMENT

Description

A first floor self contained and separately accessed 2 bedroom, 2 bathroom flat 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 £8904.00 per annum, however the tenant is due to vacate on 7th May. Following modernisation, the property would be suitable for residential investment purposes or potential use as an Air BnB subject to any necessary consents. If used as a residential investment the potential rental income would be approximately £10,200 per annum. We are advised the total floor area is approximately 770 sq ft.

Situated

Fronting Station Road in a popular residential location close to local amenities and transport links. Southport town centre is approximately 3.5 miles away.

Ground Floor

Entrance Hall.

Lounge 16'0" x 14'6" (4.88m x 4.42m)

First Floor

Flat Hall, Living Room/Dining Room, Two Bedrooms, One with Study Area leading to Bathroom/WC, Kitchen

Bedroom 1 12'8" x 11'7" (3.86m x 3.53m)

Bedroom 2 12'5" x 8'10" (3.78m x 2.69m)

Approximate measurements

Kitchen 14'0" x 6'2" (4.27m x 1.88m)

EPC Rating

D

Council Tax Band

A



Note

Please note as well as leasehold owner, there is a 7th share of the Freehold Ltd company included in the sale (Stable properties Station Road).

Tenure

Leasehold



LOT
99

48/50 Kensington, Liverpool L7 8XB

GUIDE PRICE **£275,000+***

MIXED USE

Description

A mixed-use investment opportunity producing a rental income of £35,220.00 per annum. The property comprises two ground floor retail units together with four self-contained flats to the first and second floors. The property benefits from double glazing, central heating and steel roller shutters. We are advised the ground floor retail units are let at a rental of £14,400.00. The flats are all let by way of Assured Shorthold Tenancies producing a rental income of £20,820.00.

Situated

Fronting Kensington High Street in a popular and well-established location close to local amenities and within walking distance to University of Liverpool, Liverpool John Moores University and Liverpool city centre.

Ground Floor

48 Kensington – Shop Main Sales Area, Kitchen, WC

50 Kensington – Shop Main Sales Area

Flat 1a 1 Bed Studio Main Entrance Hallway

Kitchen, two Bedrooms, Shower Room/WC.

Second Floor

Flat 1 Open Plan Living Room/ Kitchen, Bathroom/WC, Bedroom.

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

Outside

Yard to the rear.

First Floor

Flat 3 Open Plan Living Room/ Kitchen, Shower Room/WC, Bedroom.

Flat 4 Open Plan Living Room/



EPC Rating

48 Shop TBC. **50 Shop** TBC. **Flat 1** D. **Flat 2** D. **Flat 3** C. **Flat 4** C.

Council Tax Bands (flats)

A

Tenure

Freehold

LOT
100

Land and Garage at 46 Sandheys Avenue, Liverpool L22 7RP

GUIDE PRICE **£150,000+***

DEVELOPMENT OPPORTUNITIES

Description

A plot of land with planning in principle to demolish the existing garage and erect 1 single dwellinghouse. Planning reference: DC/2025/00195

Situated

Off Oxford Road in a popular and well-established residential location within walking distance to Crosby Beach, South Road amenities, bars and restaurants and approximately 7 miles from Liverpool city centre.

Note

Interested parties are to rely on their own enquiries.

Tenure

Freehold



LOT
101

18 Lyndale Drive, Codnor, Ripley, Derbyshire DE5 9QJ

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A three bedroomed semi detached house benefiting from double glazing, central heating and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £13,200 per annum

Situated

Off Hillcrest Drive which is in turn off Codnor Gate (the A610) in a popular and well established residential location close to local amenities and transport links. Ripley town centre is approximately 2 miles away.

Ground Floor

Hall, Lounge, Kitchen/Diner, WC

First Floor

Three Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear

EPC Rating

D

Council Tax Band

A

Note

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

Tenure

Freehold



LOT
102

50 Calder Avenue, Ormskirk, Lancashire L39 4SF

GUIDE PRICE **£150,000+***

VACANT RESIDENTIAL

Description

A 2 bedroomed semi detached house benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated

Off Ryburn Road which in turn is off Black Moss Lane in a popular and well established residential location within walking distance to Ormskirk Town Centre amenities and schooling. The property is approximately 16 miles from Liverpool City Centre.

Ground Floor

Hall, Living Room, Kitchen/Diner, Lean to.

First Floor

2 Bedrooms, Shower Room/WC.

Outside

Front & Rear Gardens.

EPC Rating

C

Council Tax Band

B

Tenure

Freehold



LOT
103

5 Snape Hill Close, Dronfield, Derbyshire S18 2GS

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

Description

A 3 bedroomed semi detached house benefiting from double glazing, central heating, a driveway and rear garden. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £11,400 per annum.

Situated

Off Snapehill Crescent which in turn is off Snape Hill Lane in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Sheffield City Centre.

Ground Floor

Hall, Lounge, Open Plan Kitchen/Dining Room, Utility Room.

Note

Sutton Kersh have not inspected the property.

First Floor

3 Bedrooms, Bathroom/WC.

Tenure

Freehold

Outside

Driveway, Rear Garden.

EPC Rating

E

Council Tax Band

A



LOT
104

14 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£160,000+***

RESIDENTIAL INVESTMENT

Description

A residential investment opportunity fully let producing approximately £17,000 per annum. A three storey semi-detached house converted to provide 3 x 1 bedroomed self-contained flats benefiting from double glazing, front and rear gardens and a driveway.

Situated

Off West Derby Road within close proximity to local amenities, schooling, Liverpool Football Club and Newsham Park. Approximately 3 miles from Liverpool City Centre.

Ground Floor

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

EPC Rating

Flat 1 TBC. **Flat 2** C. **Flat 3** TBC.

First Floor

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

Council Tax Band

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

Second Floor

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

Outside

Front and Rear Gardens, Driveway.



LOT
105

12 Kempton Road, Liverpool L15 1HF

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

Description

A 2 bedroomed middle terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works, the property would be suitable to resale, occupation or investment purposes with a potential rental income of approximately £10,200 per annum. Alternatively, the property could be utilised as an Airbnb subject to any consents.

Situated

Off Picton 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, Hall, Through Living Room/Dining Room, Kitchen

Tenure

Freehold

First Floor

2 Bedrooms, Bathroom/W.C

Outside

Yard to Rear

EPC Rating

TBC

Council Tax Band

A



LOT
106

Flat 2, 7 Swiss Road, Liverpool L6 3AT

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

Description

A vacant 2 bedroomed ground floor flat within a double fronted detached property benefitting from double glazing, central heating, a secure intercom entry system and communal front and rear gardens. The property is suitable for investment purposes with a potential rental income of approximately £8,400 per annum.

Situated

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

Ground Floor

Main Entrance Hallway Flat - Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Shower Room/W.C

Tenure

Leasehold

Joint Agent

Entwistle Green

Outside

Communal Front and Rear Gardens



EPC Rating

TBC

Council Tax Band

A



LOT
107

10 Scott Street, Bootle, Merseyside L20 4PF

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A 2 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 £5,400 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

2 Bedrooms, Bathroom/W.C

Outside

Yard to Rear

EPC Rating

D

Council Tax Band

A

Tenure

Leasehold

SOLD PRIOR



LOT
108

14 Southey Street, Bootle, Merseyside L20 4LL

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

Description

A 2 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

2 Bedrooms, Bathroom/W.C

Outside

Yard to Rear

EPC Rating

C

Council Tax Band

A

Tenure

Leasehold

SOLD PRIOR



LOT
109

42 Fitzgerald Road, Liverpool L13 5XL

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

Description

A 3 bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let to a long standing tenant of approximately 11 years producing a rental income of £9,000 per annum.

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

Tenure

Freehold

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the rear, Brick Outbuilding.

EPC Rating

TBC.

Council Tax Band

A



LOT
110

77 Caldy Road, Liverpool L9 4RZ

GUIDE PRICE **£100,000+***

RESIDENTIAL INVESTMENT

Description

A semi detached property converted to provide 2 self contained flats (1x1 bedroom and 1 x 2 bedroom) benefiting from double glazing and central heating. The property is in need of refurbishment. One flat is currently vacant and one is let by way of an Assured Shorthold Tenancy producing a rental income of £7,200 Per annum. We are advised the tenant is due to vacate the property.

Situated

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

Ground Floor

Main entrance hallway Flat 77a – Lounge, Kitchen/Diner, Bedroom, Bathroom/W.C.

Outside

Communal garden.

Council Tax Band

A

First Floor

Flat 77b – Lounge, Kitchen/ Dining room, 2 Bedrooms, Bathroom/W.C. Please note Sutton Kersh have not inspected this flat internally.

EPC Ratings

D

Tenure

Leasehold



Money Laundering Regulations

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

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

ID can be approved as follows:

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

Alternatively

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

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

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

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

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

Acceptable Identification Documents

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

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

A Primary documents – individual's proof of ID

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

List 1:

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

or

List 2:

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

and

List 3:

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

B Secondary documentation – individual's proof of address

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

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

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

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

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

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

Our results speak for themselves!

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



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

Balraj Singh Bahia



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

A superb service!

Thanks guys

John M



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

Many thanks

Lynn Cullington



Hi Victoria,

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

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

Many thanks

Billy

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

SPECIAL CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

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

Auction Conduct Conditions

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

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

A1 Introduction

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

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

A2 OUR role

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

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

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

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

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

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

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

A3 Bidding and reserve PRICES

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

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

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

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

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

A4 The PARTICULARS and other information

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

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

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

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

A5 The CONTRACT

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

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

A5.3 YOU must before leaving the AUCTION

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

A5.4 If YOU do not WE may either

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

A5.5 The deposit

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 The LOT

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

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		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.		
	(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.		
	(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.		
	(f) outgoings 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.		
	(g) any interest which overrides, under the Land Registration Act 2002;			G10	Interest and apportionments
	(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			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.
	(i) anything the SELLER does not and could not reasonably know about.			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.
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.			G10.3	Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.	G5	TRANSFER		(a) the BUYER is liable to pay interest; and
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		(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;
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and		in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
	(b) the SELLER is to leave them at the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.	G10.4	Apportionments are to be calculated on the basis that:
G1.8	The BUYER buys with full knowledge of		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.		(a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
	(a) the DOCUMENTS, whether or not the BUYER has read them; and	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
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.	G5.3	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.
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.	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.
G2	Deposit		(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;		
G2.1	The amount of the deposit is the greater of:		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and		
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.		
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).	G6	COMPLETION		
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.	G6.1	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.		
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.		
G3	Between CONTRACT and COMPLETION	G6.3	Payment is to be made in pounds sterling and only by		
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and		
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.		
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	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.		
G3.2	If the SELLER is required to insure the LOT then the SELLER		(a) terminate the CONTRACT; and		
	(a) must produce to the BUYER on request all relevant insurance details;		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	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.		
	(c) gives no warranty as to the adequacy of the insurance;	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		
	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;				
	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and	G7	Notice to complete		
	(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;	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.		
	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).	G7.2	The person giving the notice must be READY TO COMPLETE.		
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.	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		(a) terminate the CONTRACT;		
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(b) claim the deposit and any interest on it if held by a stakeholder;		
			(c) forfeit the deposit and any interest on it;		
			(d) resell the LOT; and		
			(e) claim damages from the BUYER.		
		G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:		
			(a) terminate the CONTRACT; and		
			(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		
G4	Title and identity				
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.	G8	If the CONTRACT is brought to an end		
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		If the CONTRACT is lawfully brought to an end:		
	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.		(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
	(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.		(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.		
	(c) If title is in the course of registration, title is to consist of:	G9	Landlord's licence		
	(i) certified copies of the application for registration of title	G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		
		G9.4	The SELLER must		

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

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

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit:
- must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller
 - Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.35% 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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